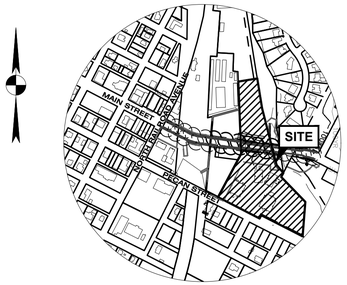
PRELIMINARY PLAN 1B

FOR

PFLUGERVILLE DTE WEST SUBDIVISION



VICINITY MAP

1" = 600'

OWNER: CITY OF PFLUGERVILLE
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589
(512) 990-6100

OWNER: PFLUGERVILLE FIRST UNITED METHODIST CHURCH
500 E PECAN ST, PFLUGERVILLE, TX 78660
(512) 251-2575

MASTER DEVELOPER: GRIFFIN SWINERTON
260 TOWNSEND ST #1719
SAN FRANCISCO, CALIFORNIA
(415) 421-2980

ENGINEER: GarzaEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

LANDSCAPE ARCHITECT: DWG.
912B CONGRESS AVE,
AUSTIN, TEXAS 78701
(512) 320-0668

UTILITY PROVIDERS:

ATMOS
GEORGE TURCIOS
3110 N. I-35
ROUND ROCK, TX 78681

ONCOR
JAIME DOMINGUEZ
350 TEXAS AVE
ROUND ROCK, TX 78664

WATER AND WASTEWATER
CITY OF PFLUGERVILLE
100 E. MAIN ST, STE 100
PFLUGERVILLE, TX 78660

WATER ANALYSIS
AUTHOR: GARZAEMC
DATE:03/17/2025

WASTEWATER ANALYSIS
AUTHOR: GARZAEMC
DATE:03/17/2025

ENGINEERING REPORT
AUTHOR: GARZAEMC
DATE: 1/26/2025

DRAINAGE REPORT
AUTHOR: GARZAEMC
DATE: 1/26/2025

CITY OF PFLUGERVILLE- DEVELOPMENT SERVICES CENTER PLANNING, ENGINEERING, & BUILDING DEPARTMENTS
100 W MAIN ST,
PFLUGERVILLE, TX 78660

TRAVIS COUNTY EMERGENCY SERVICES DISTRICT #2
203 E PECAN ST,
PFLUGERVILLE, TEXAS 78660

FILE NO. : PP2025-000036

ADDRESS : RAILROAD AVENUE & E. PECAN ST.

SUBMITTAL DATE : JANUARY 27, 2025

SUBMITTED BY :

ANNA MERRYMAN, P.E. DATE
GarzaEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

SHEET LIST

SHEET NO.	DESCRIPTION
01	COVER SHEET
02	PRELIMINARY PLAN
03	EXISTING CONDITIONS AND DEMOLITION PLAN
04	TREE LIST
05	PROPOSED GRADING PLAN
06	WATER AND WASTEWATER PLAN
07	EXISTING DRAINAGE AREA MAP
08	PROPOSED DRAINAGE AREA MAP
09	PROPOSED INLET DRAINAGE AREA MAP
10	INLET DRAINAGE MAP CALCULATIONS
11	DRAINAGE PLAN
12	ILLUMINATION PLAN
13	STREET SECTIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	DESIGN ENGINEER APPROVAL/DATE	CITY OF PLUGERVILLE APPROVAL/DATE	DATE IMAGED

GENERAL PLAN NOTES

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PLUGERVILLE. NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR [PROPERTY OWNER(S)], HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH. THE PUE REQUIREMENT OUTLINED BY SECTION 15.16.9A OF THE UDC IS NOT MET AS A RESULT OF SECTION 5.10 OF PUD2024-00142.
4. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
5. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
6. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
7. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A, BOTH AS AMENDED OR PUD #2024-00142.
8. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
9. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
11. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
12. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
13. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY EFFECTIVE 08/18/2014.
14. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
15. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF THE PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
16. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
17. THIS SUBDIVISION SHALL BE SUBJECT TO DEVELOPMENT REGULATIONS SET FORTH BY THE CITY OF PFLUGERVILLE PUD2024-00142 AND ASSOCIATED ORDINANCES.
18. A MINIMUM EIGHT (8) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF MAIN STREET.
19. THE ROADWAY IMPACT FEES WILL BE ASSESSED AT FINAL PLAT APPROVAL, AND WILL BE CHARGED AT BUILDING PERMIT APPLICATION.
20. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).

FLOODPLAIN INFORMATION:

SOME PORTION OF THE TRACT LIES WITHIN THE 100 YEAR AND 500 YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAPS 48453C0280J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS INCORPORATED AREAS. THE TRACT WAS DETERMINED TO BE IN THE 100 YEAR AND 500 YEAR FLOODPLAIN AS DEFINED BY THE CITY OF PFLUGERVILLE.

LEGAL DESCRIPTION:

LOTS 1 & 2 OF AMENDED FINAL PLAT OF ROMANS 8:28, A SUBDIVISION RECORDED IN DOCUMENT NO. 201900127 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK NOTE:

TOPOGRAPHIC & TREE SURVEY OF A PORTION THE C.S. PARISH SURVEY NO.2, ABSTRACT NO. 621 CITY OF PFLUGERVILLE, TRAVIS COUNTY TEXAS BY 4WARD LAND SURVEYING DATED 03/07/2024

- TBM #1 - COTTON SPINDLE FOUND ON TOP OF CONCRETE SIDEWALK ON THE NORTH SIDE OF FARM TO MARKET ROAD 1825, ±1,000' WEST OF FARM TO MARKET ROAD 685, AND ±6' WEST FROM A LIGHT POLE ON THE NORTH SIDE OF FARM TO MARKET ROAD 1825. ELEVATION = 686.67'
- TBM #2 - COTTON SPINDLE FOUND ON TOP OF CONCRETE SIDEWALK ON THE NORTHEAST INTERSECTION CORNER OF FARM TO MARKET ROAD 1825 AND FARM TO MARKET ROAD 685, AND ±22' WEST FROM A DRAIN INLET TO THE NORTH SIDE OF FARM TO MARKET ROAD 1825. ELEVATION = 678.72'

TITLE, TOPOGRAPHIC DESIGN, AND TREE SURVEY BY ATS ENGINEERS, INSPECTORS, & SURVEYORS DATED 08/08/2022

- BM NO. 1 - COTTON SPINDLE SET IN SIDEWALK; COORDINATES: N: 10,133,501.33 - E: 3,152,582.04 ELEVATION = 686.67'
- BM NO. 2 - COTTON SPINDLE SET IN SIDEWALK; COORDINATES: N: 10,133,031.94 - E: 3,153,570.47 ELEVATION = 678.72'
- BM NO. 3 - COTTON SPINDLE SET IN CURB; N: 10,134,456.42 - E: 3,154,214.24 ELEVATION = 697.94'

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JANUARY 24, 2024, 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT 4004-136-1, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,134,374.861, E 3,139,758.521, ELEV. 806.96'

BEARING BASIS:
ALL BEARING ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000104047266.

PROPOSED STREET SUMMARY

STREET NAME	LENGTH (LF)	R.O.W. WIDTH(LF)	PAVEMENT WIDTH (LF)	R.O.W. ACREAGE (AC)
EAST MAIN STREET (ROW)	495'	70'	40'	0.80
EAST MAIN STREET (MOU)	271'	70'	40'	0.43
EAST MAIN STREET (FUTURE ROW BY SEPARATE INSTRUMENT)	309'	VARIES	40'	0.64
Total	1,075'			1.87

Lot	Area (Ac)	Perimeter (LF)	Existing Use	Proposed Use	Zoning
1A	5.95	2206'	Place of Worship	Place of Worship	GB-1
1B	2.16	1403'	Automobile Parking Lot/Garage	Park/Playground	GB-1
2A	1.23	1117'	Undeveloped	Automobile Parking Lot/Garage	GB-1
2B	0.37	550'	Undeveloped	Office/Retail	GB-1
2C	1.05	867'	Undeveloped	Restaurant/Retail	GB-1
Total	10.76				

TOTAL R.O.W. AND LOT ACREAGE	12.63 ACRES

PLAN SUBMITTALS:

NO.	DATE	COMMENTS
1	1/27/2025	INITIAL SUBMITTAL
2	3/17/2025	UPDATE #1
3	4/21/2025	UPDATE #2
4	5/19/2025	UPDATE #3
5	5/28/2025	UPDATE #4

I, ANNA MERRYMAN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SURVEYOR'S VERIFICATION

STATE OF TEXAS
KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS
THAT I, STEVEN M. DUARTE, CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION. BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITH THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

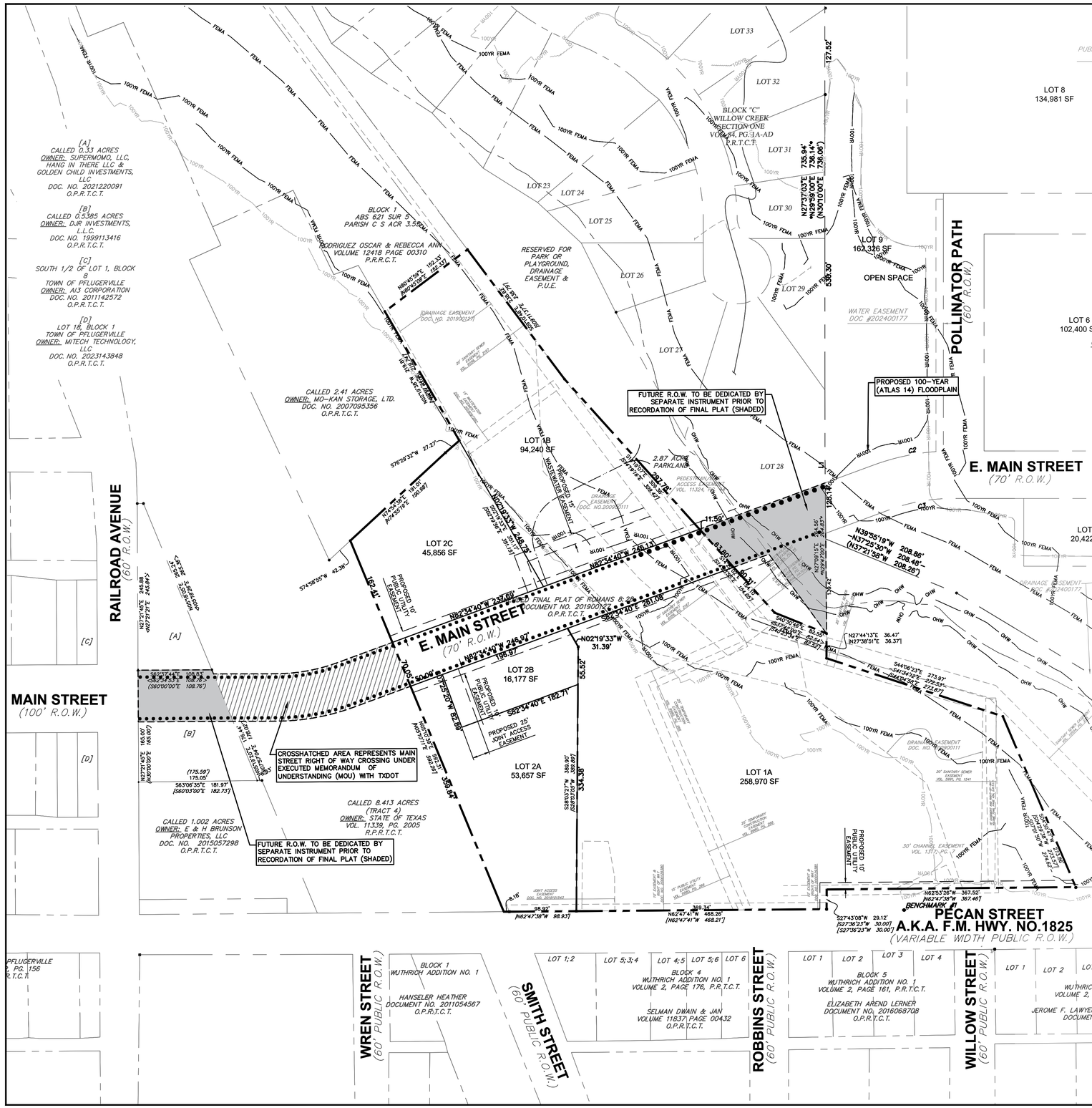
DATE

garza emc
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629

Garza EMC, LLC © Copyright 2025

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

PFLUGERVILLE DTE WEST SUBDIVISION
V:\113986-00001\Civil\00-CAD\preliminary Plan\113986-00001-CVR_PP1B.dwg modified by dwendel on May 28, 25 10:50 AM



1" = 80'

LEGEND

BOUNDARY LINE	
PROPOSED ROW/LOT LINES	
FUTURE PROPOSED ROW LINES (TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION OF PLAT)	
EXISTING ROW/LOT LINES	
FEMA 100-YR FLOODPLAIN	100YR FEMA
PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	100yr
EXISTING 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	100yr
EXISTING FEMA FLOODWAY BOUNDARY	FEMA
CREEK ℄	
PROPOSED SIDEWALK (8 FT WIDTH)	
PROPOSED SIDEWALK (12 FT WIDTH)	
PROPOSED TRAIL (10 FT WIDTH)	
EXISTING EASEMENTS	
PROPOSED EASEMENTS	
ORDINARY HIGH WATER MARK	OHW

PRELIMINARY PLAN NOTES

1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY, EFFECTIVE 08/18/2014.
2. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
3. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
4. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
5. THE PROPOSED GRADING DOES NOT HAVE A NEGATIVE IMPACT ON THE 100-YEAR WATER SURFACE ELEVATION AT THE PROJECT SITE OR DOWNSTREAM. A CLOMR WILL BE REQUIRED PRIOR TO START OF THE PROJECT. A LOMR WILL BE REQUIRED AT COMPLETION THE PROJECT.
6. ANY PORTION OF THE TRAIL DISTURBED BY THE BRIDGE CONSTRUCTION WILL BE RESTORED/RECONNECTED AT THE CONCLUSION OF THE BRIDGE CONSTRUCTION.

PROPOSED STREET SUMMARY

STREET NAME	LENGTH (LF)	R.O.W. WIDTH(LF)	PAVEMENT WIDTH (LF)	R.O.W. ACREAGE (AC)
EAST MAIN STREET (ROW)	495'	70'	40'	0.80
EAST MAIN STREET (MOU)	271'	70'	40'	0.43
EAST MAIN STREET (FUTURE ROW BY SEPARATE INSTRUMENT)	309'	VARIES	40'	0.64
Total	1,075'			1.87

EXISTING STREET TABLE

MAIN STREET (WEST OF RAILROAD)	STREET CLASSIFICATION*	URBAN MAIN STREET
	ROW WIDTH	100'-0"
	SIDEWALK WIDTH	10'-0"
	PAVEMENT WIDTH	58'
	MEDIAN WIDTH	N/A
EAST MAIN STREET (EAST OF RAILROAD)	STREET CLASSIFICATION*	URBAN MAIN STREET
	ROW WIDTH	70'-0"
	SIDEWALK WIDTH	10'-0"
	PAVEMENT WIDTH	40'
	MEDIAN WIDTH	N/A
RAILROAD AVENUE	STREET CLASSIFICATION*	MINOR COLLECTOR
	ROW WIDTH	60'-0"
	SIDEWALK WIDTH	6'-0"
	PAVEMENT WIDTH	36'
	MEDIAN WIDTH	N/A
PECAN STREET (F.M. HWY NO. 1825)	STREET CLASSIFICATION*	URBAN 3-LANE
	ROW WIDTH	50'-0"
	SIDEWALK WIDTH	5'-0"
	PAVEMENT WIDTH	30'
	MEDIAN WIDTH	N/A

Lot	Area (Ac)	Perimeter (LF)	Existing Use	Proposed Use	Zoning
1A	5.95	2206'	Place of Worship	Place of Worship	GB-1
1B	2.16	1403'	Automobile Parking Lot/Garage	Park/Playground	GB-1
2A	1.23	1117'	Undeveloped	Automobile Parking Lot/Garage	GB-1
2B	0.37	550'	Undeveloped	Office/Retail	GB-1
2C	1.05	867'	Undeveloped	Restaurant/Retail	GB-1
Total	10.76				

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

NO.	DATE	REVISION

garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE #F-14629
Garza EMC, LLC © Copyright 2025

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN D. PELHAM #98294 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY PLAN

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

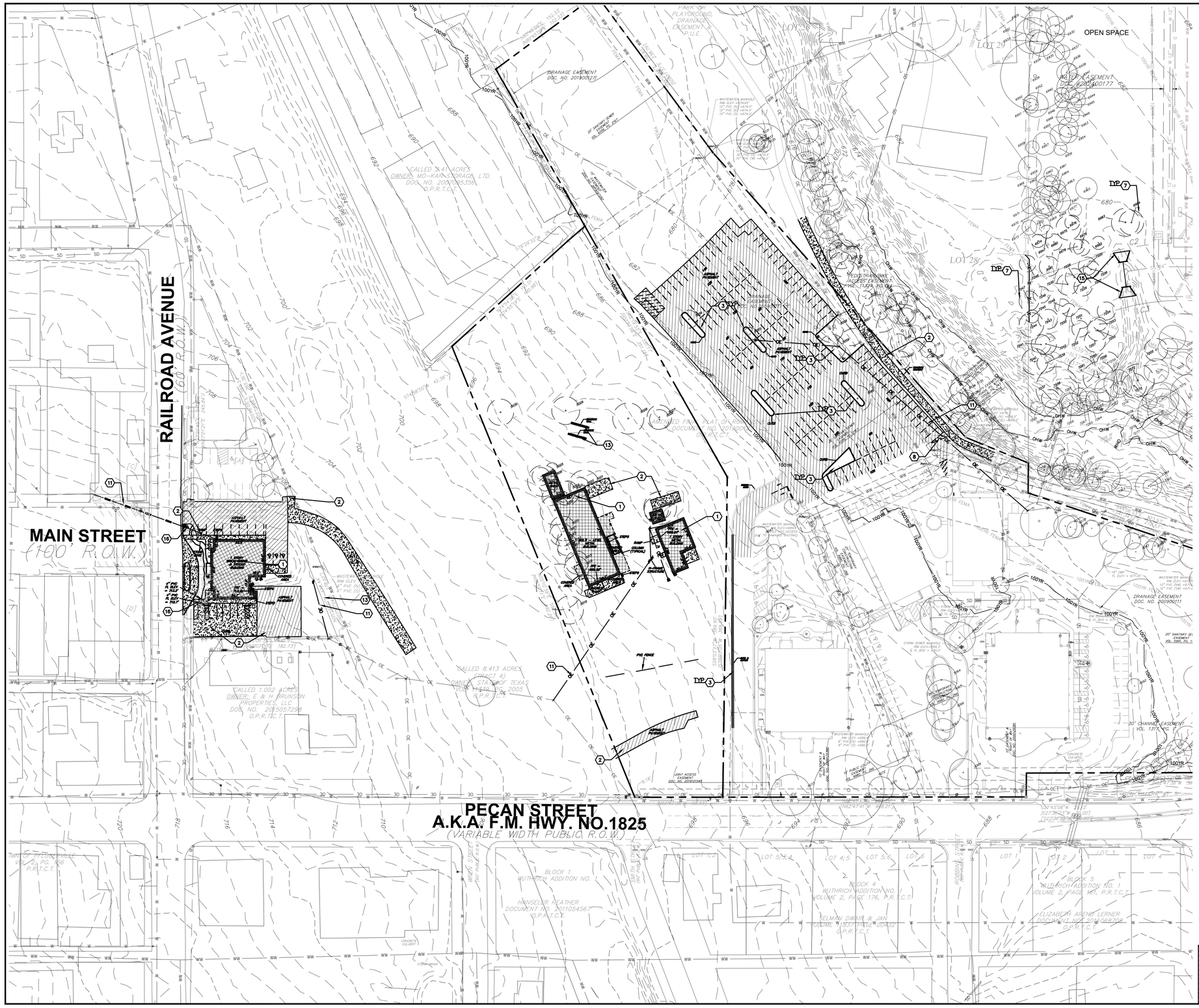
CITY OF PFLUGERVILLE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113996-00001

SHEET 02 OF 13

V:\113996-00001\Civil\00-CAD\preliminary Plan\113996-00001-SITE_PP1B.dwg modified by pdomn on Apr 21, 25 11:06 AM

PP2025-000036



60 0 30 60 120

1" = 60'

LEGEND

EXISTING	DEMO	DESCRIPTION
		PROPERTY LINE / R.O.W. LINE
(XXX)		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
WTRMH	WTRMH	WATER MANHOLE
		WATER LINE MARKER
CMKR	CMKR	UNDERGROUND CABLE MARKER
GMKR	GMKR	UNDERGROUND GAS LINE MARKER
UGTM	UGTM	UNDERGROUND TELEPHONE MARKER
GRSR	GRSR	GAS RISER
TRSR	TRSR	TELEPHONE RISER
SPK	SPK	SPRINKLER CONTROL BOX
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		CABLE TV RISER
		ELECTRIC BOX
EM	EM	ELECTRIC METER
GM	GM	GAS METER
		GAS VALVE
TCB	TCB	TRAFFIC CONTROL BOX
TSPo	TSPo	TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
EMH	EMH	ELECTRIC MANHOLE (SIZE VARIES)
WWMH	WWMH	WASTEWATER MANHOLE (SIZE VARIES)
SSMH	SSMH	STORMSEWER MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
CO	CO	WASTEWATER CLEANOUT
X	X	WIRE FENCE
//	//	WOOD FENCE
		CHAIN LINK FENCE
		CURB & GUTTER
		EDGE OF PAVEMENT
		CONCRETE SIDEWALKS
SS	SS	STORM DRAIN LINE
W	W	WATER LINE
WW	WW	WASTEWATER LINE
G	G	GAS LINE
UE	UE	UNDERGROUND ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC/COMMUNICATIONS LINE
UT	UT	UNDERGROUND TELECOMMUNICATIONS
FO	FO	UNDERGROUND FIBER OPTIC
		TREE TO BE REMOVED
		TREE TO BE SAVED
		EXISTING BUILDING TO BE DEMOLISHED
		EXISTING PAVEMENT TO BE DEMOLISHED
100YR		EXISTING ATLAS 14 100-YR FLOODPLAIN
100YR FEMA		EXISTING FEMA 100-YR FLOODPLAIN
FEMA		EXISTING FEMA FLOODWAY BOUNDARY
OHW		ORDINARY HIGH WATER MARK

NOTES:
1. EXISTING SITE, TOPOGRAPHY, AND TREE SURVEY COMPLETED BY 4WARD DATED 03/07/2024 UPDATED 04/16/2024 AND ATS DATED 08/08/2022.
2. TREE LIST IS ON SHEET 04.
3. THIS PRELIMINARY PLAN IS NOT FOR CONSTRUCTION. CONTRACTOR TO CONDUCT DEVELOPMENT FROM FINAL SUBDIVISION CONSTRUCTION PLANS.
4. NO DEMOLITION, TREE REMOVAL, OR TREE PROTECTION MAY OCCUR WITHIN THE FEMA-DESIGNATED FLOODWAY.

DEMOLITION KEYNOTES

1. EXISTING BLDG TO BE DEMOLISHED UNDER CITY OF PFLUGERVILLE DEMOLITION PERMITS 25-006189 AND 25-006190
2. EXISTING PAVEMENT TO BE REMOVED
3. EXISTING CURB AND GUTTER TO BE REMOVED
4. EXISTING SIDEWALK/WALKWAY TO BE REMOVED
5. EXISTING SIGNAGE TO BE REMOVED
6. EXISTING TELECOMMUNICATIONS TO BE ABANDONED
7. EXISTING TREE TO BE REMOVED
8. EXISTING STRIPING TO BE REMOVED
9. EXISTING EASEMENT TO BE VACATED
10. EXISTING CONCRETE TO BE REMOVED
11. EXISTING OVERHEAD TELECOMMUNICATIONS LINE & POLE TO BE REMOVED
12. EXISTING WATER LINE TO BE REMOVED
13. EXISTING STRUCTURE TO BE REMOVED
14. EXISTING WATER STRUCTURE TO BE REMOVED
15. EXISTING DRAINAGE STRUCTURE TO BE REMOVED
16. EXISTING STORM LINE TO BE REMOVED
17. EXISTING GAS METER TO BE REMOVED & SERVICE LINE TO BE CAPPED AT PROPERTY LINE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

NO.	DATE	REVISION

garza EMC
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE #F-14629
Garza EMC, LLC © Copyright 2025

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN D. PELHAM #98294 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

EXISTING CONDITIONS AND DEMOLITION PLAN

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113996-00001

SHEET 03 OF 13

V:\113996-00001\Civil\00-CAD\preliminary Plan\113996-00001-SITE-EX_PP1B.dwg modified by dwendel on May 20, 25 5:20 PM

PP2025-000036

TAG	SIZE	TYPE
6880	22"	ASH (16-12)
6881	8"	HACKBERRY
6882	8"	HACKBERRY
6883	9"	HACKBERRY
6884	14"	HACKBERRY
6885	21"	HACKBERRY
6886	45"	HACKBERRY (20-18-10-8-8-6)
6887	10"	HACKBERRY
6888	10"	HACKBERRY
6889	9"	HACKBERRY
6890	11"	HACKBERRY
6891	11"	HACKBERRY
6892	12"	HACKBERRY
6893	12"	HACKBERRY
6894	14"	HACKBERRY
6895	25"	HACKBERRY
6896	12"	HACKBERRY
6897	10"	HACKBERRY
6898	12"	HACKBERRY (10-4)
6899	11"	HACKBERRY (8-6)
6900	11"	HACKBERRY
6901	19"	HACKBERRY
6902	16"	HACKBERRY
6903	9"	HACKBERRY
6904	26"	ASH
6905	14"	HACKBERRY (11-6)
6906	16"	HACKBERRY (12-8)
6907	15"	HACKBERRY (10-10)
6908	14"	CHINABERRY (10-8)
6909	9"	HACKBERRY
6910	12"	HACKBERRY
6911	10"	HACKBERRY
6912	20"	HACKBERRY (16-8)
6913	18"	HACKBERRY (13-10)
6914	10"	HACKBERRY
6915	16"	HACKBERRY
6916	9"	HACKBERRY
6917	12"	HACKBERRY
6918	11"	HACKBERRY
6919	10"	HACKBERRY
6920	14"	HACKBERRY
6921	16"	HACKBERRY
6922	8"	HACKBERRY
6923	13"	HACKBERRY
6924	10"	HACKBERRY
6925	20"	HACKBERRY
6926	14"	HACKBERRY
6927	12"	HACKBERRY
6928	12"	HACKBERRY
6929	22"	MESQUITE

TAG	SIZE	TYPE
6930	11"	ELM
6932	22"	HACKBERRY
6933	14"	HACKBERRY
6934	15"	HACKBERRY
6935	13"	CHINABERRY
6936	12"	HACKBERRY
6937	9"	HACKBERRY
6938	10"	HACKBERRY
6939	42"	OAK
6940	9"	HACKBERRY
6941	18"	HACKBERRY
6942	9"	HACKBERRY
6943	9"	HACKBERRY
6944	9"	HACKBERRY
6945	9"	HACKBERRY
6946	9"	HACKBERRY
6947	8"	HACKBERRY(R)
6948	9"	HACKBERRY
6949	9"	HACKBERRY
6950	9"	HACKBERRY
6951	9"	HACKBERRY
6952	15"	HACKBERRY
6953	12"	HACKBERRY (9-6)
6954	11"	HACKBERRY
6955	13"	HACKBERRY
6956	8"	ELM
6957	14"	CITRUS
6958	8"	HACKBERRY
6959	14"	HACKBERRY
6960	9"	CHINABERRY
6961	10"	HACKBERRY
6962	13"	CHINABERRY
6963	10"	ELM
6964	8"	CHINABERRY
6965	13"	CITRUS (9-8)
6966	12"	CHINABERRY
6967	13"	CHINABERRY
6968	18"	CHINABERRY (12-12)
6969	17"	CHINABERRY
6970	12"	CHINABERRY
6971	10"	HACKBERRY
6972	12"	HACKBERRY
6973	9"	HACKBERRY
6974	8"	HACKBERRY(R)
6975	15"	HACKBERRY(R)
6976	9"	ELM(R)
6977	8"	CHINABERRY
6978	9"	HACKBERRY(R)
6979	10"	LAGUSTRUM(R)
6980	10"	HACKBERRY(R)
6981	12"	CHINABERRY(R)

TAG	SIZE	TYPE
6982	8"	HACKBERRY(R)
6983	17"	ELM(R)
6984	15"	ELM(R)
7027	9"	HACKBERRY
7028	12"	CHINABERRY
7029	22"	AMERICAN ELM
7031	10"	HACKBERRY
7032	28"	AMERICAN ELM
7033	9"	HACKBERRY
7132	11"	CEDAR ELM
7133	12"	CEDAR ELM (8-7)
7134	11"	ELM
7135	11"	ELM
7140	12"	CITRUS
7146	23"	CITRUS (18-13)
7147	12"	CITRUS (8-7)
7155	9"	HACKBERRY
7156	11"	HACKBERRY
7157	9"	HACKBERRY
7158	12"	HACKBERRY
7159	13"	CITRUS
7160	11"	HACKBERRY
7161	9"	HACKBERRY
7165	8"	HACKBERRY
7166	9"	HACKBERRY
7167	21"	CHINABERRY
7168	19"	LIVE OAK
7169	16"	HACKBERRY
7170	10"	HACKBERRY
7171	9"	HACKBERRY
7172	16"	BLACK WALNUT
7173	15"	CHINABERRY
7174	12"	CHINABERRY
7175	12"	HACKBERRY
7176	8"	HACKBERRY
7177	25"	BLACK WALNUT
7178	8"	HACKBERRY
7179	8"	HACKBERRY
7180	12"	CHINABERRY
7181	11"	CHINABERRY
7182	10"	HACKBERRY
7183	13"	CHINABERRY
7184	15"	HACKBERRY
7185	14"	AMERICAN ELM
7186	10"	BLACK WALNUT
7187	16"	AMERICAN ELM
7188	23"	BLACK WALNUT
7189	14"	BLACK WALNUT
7190	22"	LIGUSTRUM (9-9-7-4)
7191	8"	HACKBERRY
7192	10"	WALNUT?

TAG	SIZE	TYPE
7193	8"	WALNUT?
7194	11"	CITRUS
7195	9"	HACKBERRY
7196	9"	HACKBERRY
7197	11"	HACKBERRY
7198	15"	AMERICAN ELM
7199	15"	HACKBERRY
7200	15"	CHINABERRY
7201	24"	AMERICAN ELM
7202	13"	CHINABERRY
7203	14"	HACKBERRY
7204	12"	HACKBERRY
7205	14"	HACKBERRY (R)
7206	16"	BLACK WALNUT
7214	23"	HACKBERRY
7215	8"	HACKBERRY
7216	8"	BLACK WALNUT
7220	11"	CITRUS(R)
7226	10"	HACKBERRY(R)
7227	8"	CITRUS(R)
7228	11"	HACKBERRY(R)
7229	11"	HACKBERRY(R)
7230	13"	HACKBERRY(R)
7232	11"	HACKBERRY
7233	10"	HACKBERRY
7234	10"	HACKBERRY (8-4)
7235	8"	HACKBERRY
7236	11"	CHINABERRY
7237	11"	CHINABERRY (R)
7238	26"	AMERICAN ELM (R)
7239	11"	HACKBERRY(R)
7240	16"	CHINABERRY(R)
7241	12"	HACKBERRY(R)
7242	13"	HACKBERRY(R)
7243	12"	HACKBERRY(R)
7244	15"	CHINABERRY(R)
7245	8"	HACKBERRY(R)
7246	10"	HACKBERRY(R)
7247	12"	HACKBERRY(R)
7248	10"	HACKBERRY(R)
7249	9"	HACKBERRY(R)
7250	8"	HACKBERRY(R)
7251	12"	HACKBERRY(R)
7252	10"	HACKBERRY(R)
7253	8"	CITRUS(R)
7254	11"	HACKBERRY(R)
7255	13"	HACKBERRY(R)
7257	13"	HACKBERRY(R)
7258	13"	AMERICAN ELM (R)
7259	17"	AMERICAN ELM
7260	19"	AMERICAN ELM (R)

TAG	SIZE	TYPE
7261	16"	CITRUS (R)
7262	14"	LIGUSTRUM
7263	15"	LIGUSTRUM
7264	11"	LIGUSTRUM
7265	11"	HACKBERRY
7266	9"	HACKBERRY
7267	8"	HACKBERRY
7268	13"	LIGUSTRUM
7269	13"	LIGUSTRUM
7271	15"	MYSTERY TREE
7272	20"	LIGUSTRUM (R)
7273	15"	LIGUSTRUM (R)
7274	8"	LIGUSTRUM
7275	20"	AMERICAN ELM
7276	18"	BLACK WALNUT
7277	30"	AMERICAN ELM
7278	9"	LIGUSTRUM
7279	16"	LIGUSTRUM
7280	32"	BLACK WALNUT
7281	9"	MYSTERY TREE
7282	13"	CITRUS
7283	16"	CITRUS
7284	20"	CITRUS
7285	14"	AMERICAN ELM
7286	14"	AMERICAN ELM
7287	15"	AMERICAN ELM
7288	15"	LIGUSTRUM
7289	12"	LIGUSTRUM
7290	16"	LIGUSTRUM
7291	30"	CITRUS
7292	8"	CITRUS
7293	16"	AMERICAN ELM
7294	8"	HACKBERRY
7295	9"	CITRUS
7296	12"	HACKBERRY
7297	11"	HACKBERRY
7298	9"	HACKBERRY
7299	9"	CITRUS
7300	11"	CITRUS
7301	9"	HACKBERRY
7302	13"	CHINABERRY
7303	9"	LIGUSTRUM
7304	16"	AMERICAN ELM
7305	20"	CITRUS
7306	8"	HACKBERRY
7307	8"	HACKBERRY
7308	11"	HACKBERRY
7309	12"	LIGUSTRUM
7310	15"	AMERICAN ELM
7311	11"	CHINABERRY
7312	9"	HACKBERRY

TAG	SIZE	TYPE
7313	10"	HACKBERRY
7314	14"	CITRUS
7315	16"	CITRUS
7316	12"	CITRUS
7321	12"	ELM
7322	8"	ELM
7323	9"	CITRUS
7324	11"	ELM
7325	14"	ELM
7326	10"	CITRUS
7327	9"	ELM
7328	8"	CITRUS
7329	8"	ELM
7330	9"	ELM
7331	10"	CITRUS
7332	14"	CITRUS
7333	10"	ELM
7334	10"	ELM
7335	10"	ELM
7336	9"	ELM
7337	9"	ELM
7338	8"	ELM
7339	11"	ELM
7340	8"	ELM
7341	15"	ELM
7342	10"	ELM
7343	9"	ELM
7344	12"	ELM
7345	20"	ELM
7346	9"	ELM
7347	9"	ELM
7348	8"	HACKBERRY
7349	15"	CITRUS
7350	9"	ELM
7351	11"	ELM
7352	8"	ELM
7353	11"	HACKBERRY
7354	8"	CITRUS
7355	12"	HACKBERRY
7356	8"	ELM
7357	9"	ELM
7358	20"	LAGUSTROM
7359	16"	CHINABERRY
7360	10"	CHINABERRY
7361	10"	HACKBERRY
7362	20"	LAGUSTROM
7363	12"	ELM
7364	16"	LAGUSTROM
7365	9"	ELM
7387	8"	CITRUS
7388	11"	CITRUS

TAG	SIZE	TYPE
7389	11"	CITRUS
7390	8"	HACKBERRY
7391	10"	HACKBERRY
7392	12"	CITRUS
7393	8"	HACKBERRY
7394	10"	CITRUS
7395	18"	HACKBERRY
7396	15"	HACKBERRY
7397	11"	HACKBERRY
7398	12"	ELM
7399	24"	ASH
7400	21"	ASH (10-6)
7401	9"	HACKBERRY
7402	8"	ELM
7403	12"	ELM (8-8)
7404	11"	CHINABERRY
7405	8"	ELM
7406	13"	ASH
7407	10"	ASH
7408	13"	ASH
7409	10"	CHINABERRY
7410	17"	CHINABERRY (12-10)
7411	26"	ELM
7412	8"	CITRUS
7413	13"	CHINABERRY
7414	9"	CITRUS
7415	8"	ELM
7416	14"	ELM
7417	15"	HACKBERRY (9-6)
7418	11"	HACKBERRY
7419	12"	HACKBERRY
7420	20"	ELM
7421	11"	CITRUS
7423	20"	CITRUS
7424	9"	CITRUS
7425	9"	ELM
7426	10"	ELM
7427	32"	WALNUT
7428	8"	CHINABERRY
7429	8"	CHINABERRY
7430	30"	WALNUT
7431	17"	CHINABERRY
7432	8"	CHINABERRY
7433	8"	HACKBERRY
7434	11"	CHINABERRY
7435	8"	ELM
7436	14"	CHINABERRY
7437	10"	CHINABERRY
7438	9"	CHINABERRY
7439	10"	CITRUS
7440	10"	CITRUS

TAG	SIZE	TYPE
7441	28"	WALNUT
7442	32"	WALNUT
7443	14"	CHINABERRY
7444	20"	LAGUSTROM
7445	11"	CHINABERRY
7446	19"	ELM
7447	8"	CITRUIS
7448	12"	ELM
7449	20"	WALNUT
7450	8"	CITRUIS
7451	12"	CITRUIS
7452	20"	CHINABERRY
7453	14"	CHINABERRY
7454	9"	CITRUIS
7455	12"	CHINABERRY
7456	26"	WALNUT
7457	24"	ELM
7458	11"	CITRUIS
7459	14"	PECAN
7460	10"	HACKBERRY
7461	15"	PECAN
7462	9"	ELM
7463	20"	CHINABERRY
7464	9"	ELM
7465	8"	ELM
7466	11"	ELM
7467	8"	HACKBERRY
7468	14"	PECAN
7469	24"	HACKBERRY
7470	12"	HACKBERRY
7471	12"	HACKBERRY
7472	9"	HACKBERRY
7473	20"	HACKBERRY
7474	13"	HACKBERRY
7475	10"	HACKBERRY
7476	10"	HACKBERRY
7477	10"	HACKBERRY
7478	14"	HACKBERRY
7479	11"	CHINABERRY

TAG	SIZE	TYPE
5000	18"	LIVE OAK
5001	20"	LIVE OAK
5002	11"	LIVE OAK
5003	14"	LIVE OAK
5004	15"	LIVE OAK
5005	11"	HACKBERRY (R)
5006	19"	HACKBERRY (R)
5007	8"	HACKBERRY (R)
5008	10"	HACKBERRY (R)
5009	18"	HACKBERRY (R)
5010	15"	HACKBERRY (R)
5011	14"	HACKBERRY AD* (R)
5012	9"	HACKBERRY (R)
5013	13"	HACKBERRY (R)
5014	11"	HACKBERRY (R)
5015	14"	AMERICAN ELM 10-7 (R)
5016	15"	AMERICAN ELM 10-9 (R)
5017	28"	HACKBERRY 17-14-7 (R)
5018	13"	HACKBERRY 9-8 (R)
5019	17"	HACKBERRY (R)
5020	18"	HACKBERRY
5021	19"	HACKBERRY (R)
5022	12"	HACKBERRY (R)
5023	15"	HACKBERRY (R)
5024	13"	HACKBERRY (R)
5025	8"	CHINABERRY (R)
5026	12"	HACKBERRY (R)
5027	15"	HACKBERRY (R)
5028	19"	HACKBERRY (R)
5029	17"	HACKBERRY (R)
5030	16"	HACKBERRY (R)
5031	18"	HACKBERRY
5032	8"	HACKBERRY
5033	9"	HACKBERRY
5034	10"	HACKBERRY
5035	9"	HACKBERRY

TAG	SIZE	TYPE
5036	28"	HACKBERRY
5037	15"	HACKBERRY 11-7
5038	16"	POST OAK
5039	11"	HACKBERRY (R)
5040	15"	HACKBERRY 11-8 (R)
5041	20"	HACKBERRY (R)
5042	11"	WOOLY BUMELIA (R)
5043	12"	SHINGLE OAK
5044	9"	CEDAR ELM
5045	9"	CEDAR ELM
5046	11"	MIMOSA
5047	10"	LIVE OAK
5048	12"	LIVE OAK
5049	8"	CEDAR ELM
5050	11"	LIVE OAK
5051	11"	CEDAR ELM
5052	12"	CEDAR ELM
5053	9"	LIVE OAK
5054	11"	RED OAK (R)
5055	8"	RED OAK (R)
5056	16"	LIVE OAK (R)
5057	21"	LIVE OAK (R)
5058	21"	LIVE OAK (R)
5059	16"	LIVE OAK (R)
5060	16"	RED OAK (R)
5061	10"	BRADFORD PEAR
5062	24"	SYCAMORE
5063	19"	RED OAK
5064	19"	SYCAMORE
5065	19"	SYCAMORE
5066	21"	SYCAMORE
5067	14"	SYCAMORE
5068	17"	RED OAK
5069	15"	HACKBERRY
5070	26"	CEDAR ELM
5071	15"	PECAN

TAG	SIZE	TYPE
5072	43"	PECAN
5073	25"	HACKBERRY 14-13-9
5074		CRAPE MYRTLE(MULTI-TRUNK)
5075	23"	CEDAR ELM 16-14
5076	14"	RED OAK
5077	14"	HACKBERRY
5078	14"	HACKBERRY
5079	10"	HACKBERRY
5080	10"	HACKBERRY
5081	19"	HACKBERRY 13-11
5082	10"	HACKBERRY
5083	11"	CEDAR ELM
5084	10"	HACKBERRY
5085	10"	HACKBERRY
5086	19"	HACKBERRY 14-9
5087	18"	CEDAR ELM 12-11
5088	14"	POST OAK
5089	15"	CEDAR ELM
5090	14"	CEDAR ELM
5091	8"	CEDAR ELM
5092	9"	CEDAR ELM
5093	15"	ASH 10-10
5094	15"	AMERICAN ELM 10-10
5095	23"	AMERICAN ELM 18-9
5096	10"	HACKBERRY
5097	11"	HACKBERRY
5098	14"	ASH
5099	15"	AMERICAN ELM
5100	12"	AMERICAN ELM
5101	13"	OSAGE ORANGE 10-6
5102	9"	CEDAR ELM
5103	9"	OSAGE ORANGE
5104	11"	OSAGE ORANGE
5105	13"	CEDAR ELM
5106	14"	CEDAR 10-7
5107	19"	OSAGE ORANGE 15-7

TAG	SIZE	TYPE
5108	21"	ASH
5109	16"	RED OAK 10-6-5
5110	10"	RED OAK
5111	13"	RED OAK 9-8
5112	10"	CHINABERRY
5113	9"	CHINABERRY
5114	9"	CHINABERRY
5115	10"	BOX ELDER
5116	12"	CHINABERRY 8-8
5117	8"	HACKBERRY
5118	8"	PERSIMMON
5119	8"	CHINABERRY AD*
5120	16"	CHINABERRY 11-10
5121	30"	AMERICAN ELM
5122	8"	CHINABERRY
5123	27"	AMERICAN ELM 20-14
5124	8"	HACKBERRY
5125	11"	CHINABERRY 8-5
5126	8"	CEDAR ELM
5127	8"	CEDAR ELM
5128	22"	CEDAR ELM
5129	14"	CEDAR ELM (R)
5130	22"	SYCAMORE 15-14
5131	9"	CEDAR ELM (R)
5132	9"	CEDAR ELM
5133	13"	CEDAR ELM (R)
5134	14"	CEDAR ELM (R)
5135	18"	BOX ELDER 14-7
5136	8"	BOX ELDER
5137	11"	CEDAR ELM (R)
5138	10"	BOX ELDER
5139	8"	CEDAR ELM AD* (R)
5140	8"	DOGWOOD
5141	32"	POST OAK (R)
5142	11"	BOX ELDER
5143	10"	BOX ELDER

TAG	SIZE	TYPE
5144	19"	BOX ELDER 14-10
5145	11"	BOX ELDER
5146	15"	BOX ELDER 8-7-6
5147	23"	HACKBERRY (R)
5148	9"	OSAGE ORANGE AD* (R)
5149	10"	OSAGE ORANGE (R)
5150	9"	LIVE OAK (R)
5151	15"	AMERICAN ELM (R)
5152	15"	HACKBERRY (R)
5153	18"	HACKBERRY 15-5 (R)
5154	12"	HACKBERRY 9-5 (R)
5155	9"	HACKBERRY (R)
5156	12"	CHINABERRY
5157	15"	RED OAK
5158	9"	HICKORY
5159	8"	HACKBERRY
5160	17"	WILLOW
5161	15"	CEDAR ELM
5162	15"	CEDAR ELM
5163	13"	CEDAR
5164	18"	CHINABERRY 9-9-8
5165	15"	CEDAR ELM
5166	27"	AMERICAN ELM
5167	15"	AMERICAN ELM
5168	15"	HACKBERRY
5169	33"	AMERICAN ELM
5170	20"	HACKBERRY AD*
5171	11"	HICKORY
5172	12"	HICKORY

(R) – TO BE REMOVED
AD* – APPEARS TO BE DEAD

NOTES:
1. EXISTING SITE, TOPOGRAPHY, AND TREE SURVEY COMPLETED BY 4WARD DATED 03/07/2024 UPDATED 04/16/2024 AND ATS DATED 08/08/2022.
2. THIS PRELIMINARY PLAN IS NOT FOR CONSTRUCTION. CONSTRACTOR TO CONDUCT DEVELOPMENT FROM FINAL SUBDIVISION CONSTRUCTION PLANS.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

NO.	DATE	REVISION

garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
Garza EMC, LLC ©Copyright 2025

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN D. PELHAM #98294 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

TREE LIST

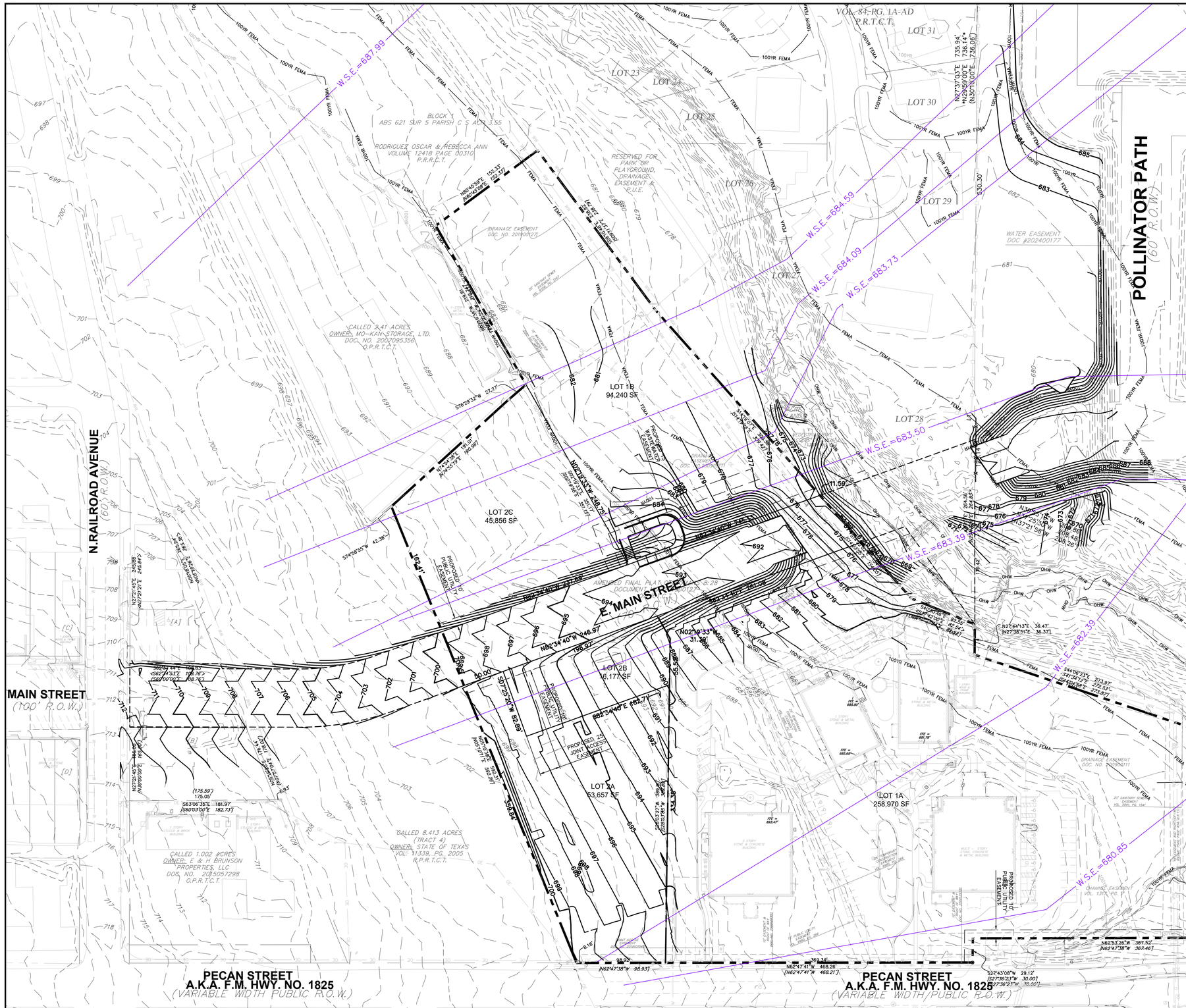
PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113996-00001

SHEET 04 OF 13

V:\113996-00001\Civil\0-CAD\preliminary Plan\113996-00001-TREE_PP1B.dwg modified by pdonn on Mar 17, 25 10:46 AM



60 0 30 60 120

1" = 60'

LEGEND

BOUNDARY LINE	
PROPOSED ROW/LOT LINES	
FUTURE PROPOSED ROW LINES	
EXISTING ROW/LOT LINES	
FEMA 100-YR FLOODPLAIN	100YR FEMA — 100YR FEMA
EXISTING 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	100yr — 100yr
PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	100yr — 100yr
EXISTING FEMA FLOODWAY BOUNDARY	FEMA — FEMA
CREEK ℄	
EXISTING 1' CONTOUR LINE	678
EXISTING 5' CONTOUR LINE	680
PROPOSED 1' CONTOUR LINE	678
PROPOSED 5' CONTOUR LINE	680
ORDINARY HIGH WATER MARK	OHW — OHW — OHW
RIVER CROSS SECTION	W.S.E. = XXX.XX'

GRADING NOTES

1. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST TWO (2) FEET ABOVE THE CLOSEST, HIGHEST ADJACENT 100-YEAR WATER SURFACE ELEVATION.
2. A BRIDGE IS PROPOSEDI TO SPAN ACROSS GILLELAND CREEK.

NO.	DATE	REVISION

garza EMC
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE #F-14629

Garza EMC, LLC ©Copyright 2025

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN D. PELHAM #98294 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PROPOSED GRADING PLAN

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113996-00001

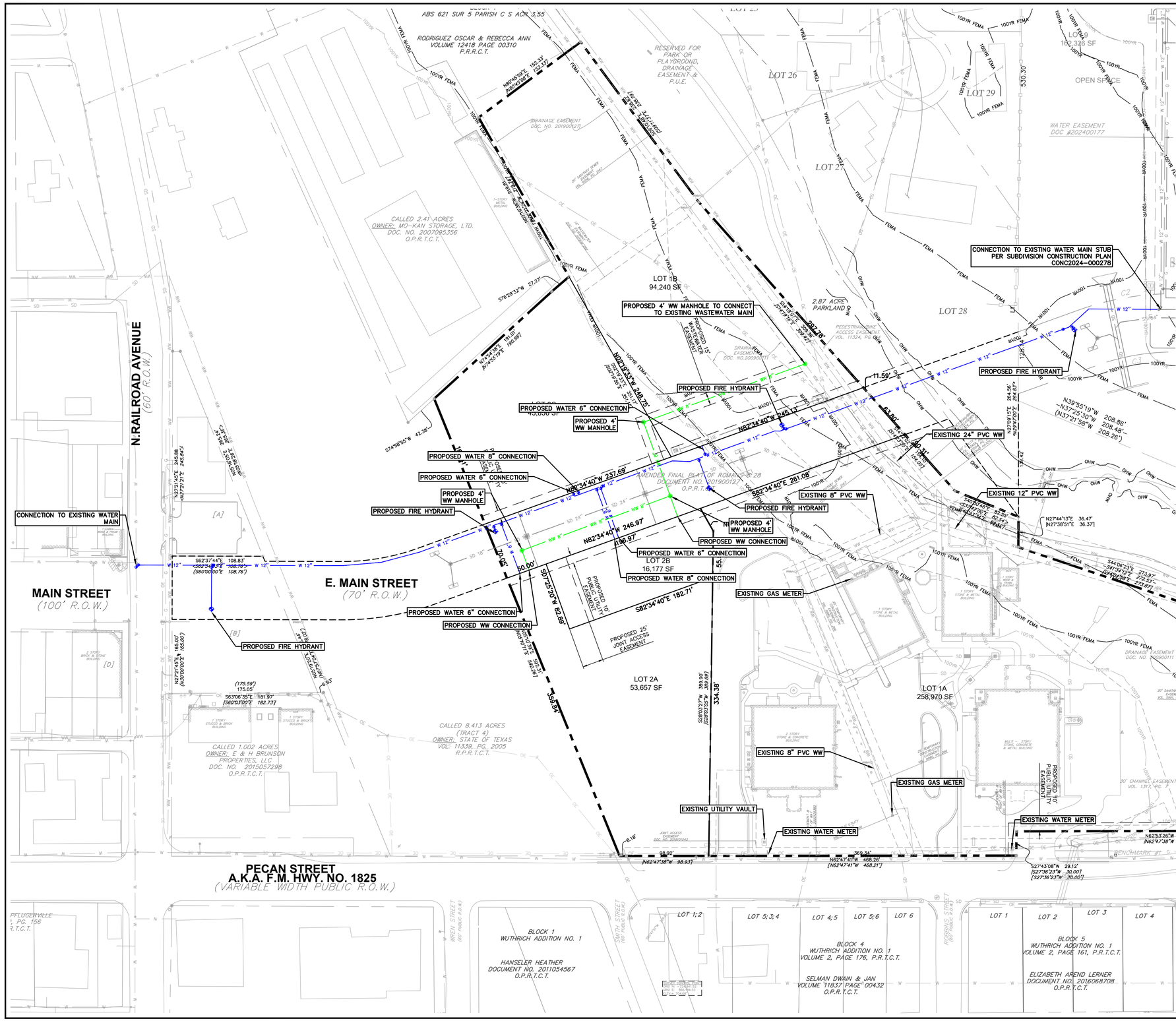
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

SHEET 05 OF 13

V:\113996-00001\Civil\00-CAD\preliminary Plan\113996-00001-GRAD_PP1B.dwg modified by pdonn on Apr 21, 25 11:01 AM

PP2025-000036



60 0 30 60 120

1" = 60'

LEGEND

BOUNDARY LINE	
PROPOSED ROW/LOT LINES	
FUTURE PROPOSED ROW LINES	
EXISTING ROW/LOT LINES	
FEMA 100-YR FLOODPLAIN	100YR FEMA — 100YR FEMA
PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	100yr — 100yr
EXISTING FEMA FLOODWAY BOUNDARY	FEMA — FEMA
CREEK ℄	
EXISTING EASEMENTS	
PROPOSED EASEMENTS	
PROPOSED WATER LINE	W — W — W
PROPOSED STORM WATER LINE	SD — SD — SD
PROPOSED WASTEWATER LINE	WW — WW — WW
ORDINARY HIGH WATER MARK	OHW — OHW — OHW

NOTES:

1. PLEASE NOTE THAT ANY UTILITY CROSSINGS THAT PASS UNDER THE CREEK SHALL BE DONE BY BORE OPERATION THAT DOES NOT DISTURB THE GROUND SURFACE AND THE CARRIER PIPE SHALL BE PLACED WITHIN A CASING PIPE.
2. WATER SHOWN TERMINATING AT MAIN STREET AND C STREET WILL BE EXTENDED WEST AS PART OF THE NEXT PHASE OF THE PFLUGERVILLE DOWNTOWN EAST DEVELOPMENT, AND WILL BE REQUIRED TO PROVIDE ADEQUATE WATER SUPPLY FOR THE PROPOSED FULL DEVELOPMENT BUILDOUT OF THIS SUBDIVISION. THE PROPOSED PUBLIC WATER IMPROVEMENTS AS SHOWN WITHIN THIS PRELIMINARY PLAN HAS BEEN ANALYZED TO CONFIRM THAT ADEQUATE CAPACITY CAN BE PROVIDED FOR THE DEVELOPMENT OF LOTS 2, 4, AND 5.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

NO.	DATE	REVISION

garza EMC
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629

Garza EMC, LLC ©Copyright 2025

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN D. PELHAM #98294 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

WATER AND WASTEWATER PLAN

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

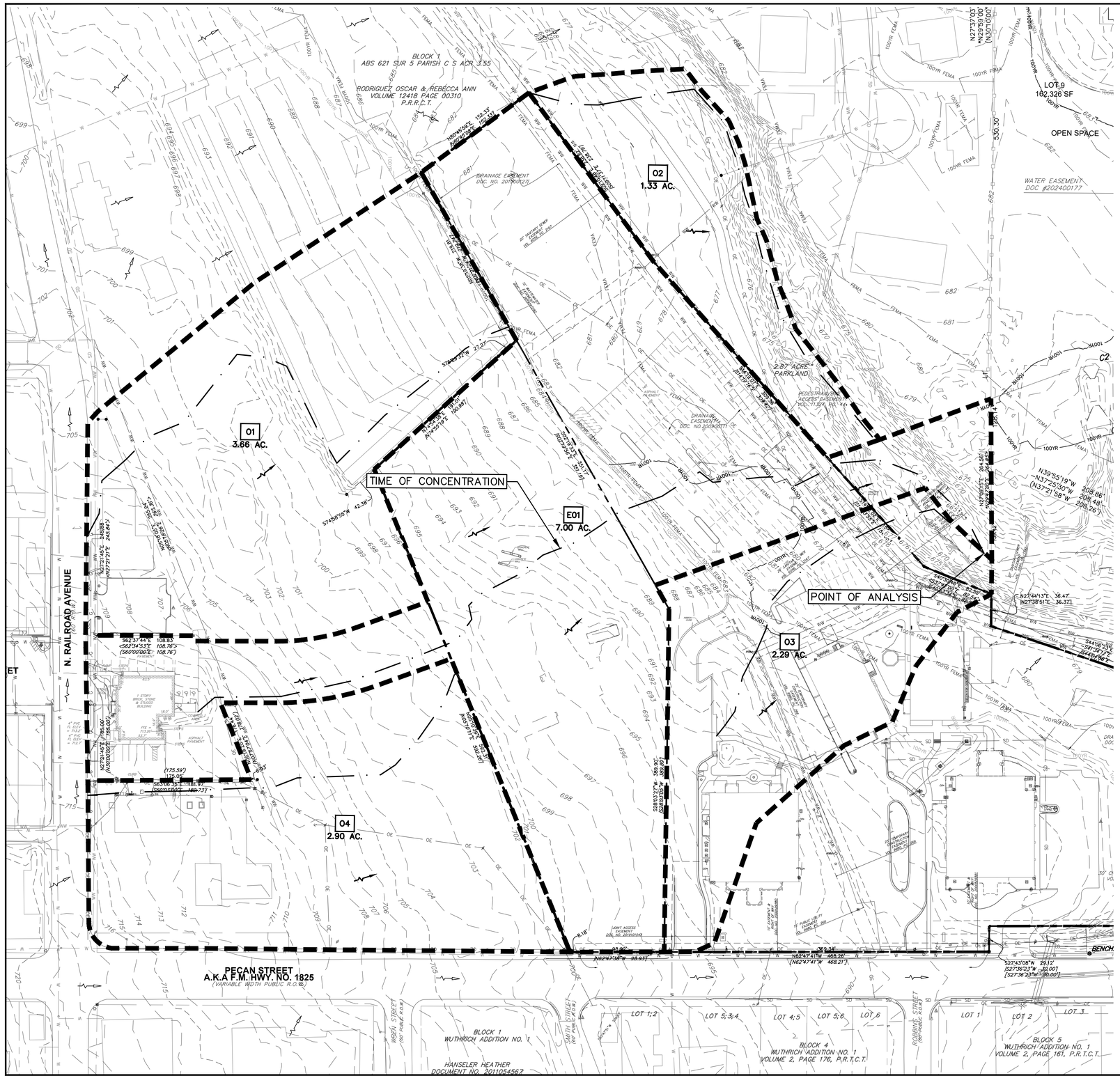
CITY OF PFLUGERVILLE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113996-00001

SHEET 06 OF 13

V:\113996-00001\Civil\00-CAD\preliminary Plan\113996-00001-UTIL_PP1B.dwg modified by dwendel on May 20, 25 5:20 PM

PP2025-000036



LEGEND

EXISTING	DESCRIPTION
	PROPERTY (R.O.W.) LINE
678	CONTOUR
	TIME OF CONCENTRATION
	DRAINAGE DIVIDE
	DIRECTION OF FLOW
E1 1.03 AC.	DRAINAGE AREA NUMBER AND ACREAGE

60 0 30 60 120

1" = 60'

Area:						E1			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	6.73	6.73	6.73	6.73	6.73	Concrete	1.68	73,305	25.00
C	0.43	0.49	0.53	0.61	0.68	Grass, Fair, 2-7%	5.05	219,922	75.00
Tc	8.96	8.96	8.96	8.96	8.96				
I	5.23	7.71	9.41	12.32	15.78				
Q	15.3	25.6	33.9	50.6	72.8	Total	6.73	293,227	100

Area:						O1			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	3.66	3.66	3.66	3.66	3.66	Concrete	1.48	64,587	40.50
C	0.48	0.54	0.59	0.67	0.74	Grass, Good, 2-7%	2.18	94,891	59.50
Tc	10.20	10.20	10.20	10.20	10.20				
I	4.98	7.34	8.95	11.71	15.01				
Q	8.7	14.6	19.3	28.6	40.6	Total	3.66	159,478	100

Area:						O2			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	1.33	1.33	1.33	1.33	1.33	Concrete	0.11	4,637	8.03
C	0.33	0.39	0.43	0.50	0.60	Grass, Good, 2-7%	1.22	53,093	91.97
Tc	7.60	7.60	7.60	7.60	7.60				
I	5.54	8.17	9.98	13.06	16.75				
Q	2.4	4.2	5.7	8.7	13.2	Total	1.33	57,731	100

Area:						O3			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	2.29	2.29	2.29	2.29	2.29	Concrete	1.47	64,072	64.26
C	0.56	0.62	0.67	0.75	0.82	Grass, Good, 0-2%	0.82	35,641	35.74
Tc	7.12	7.12	7.12	7.12	7.12				
I	5.66	8.36	10.21	13.36	17.13				
Q	7.2	11.9	15.6	23.0	32.1	Total	2.29	99,712	100

Area:						O4			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	2.91	2.91	2.91	2.91	2.91	Concrete	0.93	40,579	32.03
C	0.49	0.56	0.59	0.67	0.73	Grass, Poor, 2-7%	1.98	86,124	67.97
Tc	9.67	9.67	9.67	9.67	9.67				
I	5.09	7.49	9.14	11.96	15.32				
Q	7.3	12.2	15.8	23.3	32.8	Total	2.91	126,703	100

E1	Sheet Flows	Shallow Concentrated Flow		Channel Flow	Sum
		Unpaved	Paved	Open Channel	
Length (L)	100	492	284	105	
Select Surface Type:	Short-grass prairie	N/A	N/A	Native Grass/Vegetation	
Manning's (n)	0.150			0.060	
Change in Elevation (ΔE)	6.46	22.21	18.35	0.71	
Slope=ΔE/L	0.0646	0.0451	0.0646	0.0068	
Tc	5.44	2.39	0.92	0.21	8.96

O1	Sheet Flows	Shallow Concentrated Flow		Channel Flow	Sum
		Unpaved	Paved	Open Channel	
Length (L)	100	364	251		
Select Surface Type:	Short-grass prairie	N/A	N/A		
Manning's (n)	0.150				
Change in Elevation (ΔE)	3.52	10.31	9.99		
Slope=ΔE/L	0.0352	0.0283	0.0398		
Tc	6.94	2.23	1.03		10.20

O2	Sheet Flows	Shallow Concentrated Flow		Channel Flow	Sum
		Unpaved	Paved	Open Channel	
Length (L)	100	91		453	
Select Surface Type:	Short-grass prairie	N/A	N/A	Native Grass/Vegetation	
Manning's (n)	0.150			0.060	
Change in Elevation (ΔE)	3.94	8.20		4.67	
Slope=ΔE/L	0.0394	0.0901		0.0103	
Tc	6.63	0.31		0.66	7.60

O3	Sheet Flows	Shallow Concentrated Flow		Channel Flow	Sum
		Unpaved	Paved	Open Channel	
Length (L)	110	64	211	75	
Select Surface Type:	Short-grass prairie	N/A	N/A	Native Grass/Vegetation	
Manning's (n)	0.150			0.060	
Change in Elevation (ΔE)	7.08	12.13	7.39	0.48	
Slope=ΔE/L	0.0644	0.1895	0.0350	0.0064	
Tc	5.88	0.15	0.92	0.16	7.12

O4	Sheet Flows	Shallow Concentrated Flow		Channel Flow	Sum
		Unpaved	Paved	Open Channel	
Length (L)	100	379			
Select Surface Type:	Short-grass prairie	N/A	N/A		
Manning's (n)	0.150				
Change in Elevation (ΔE)	2.88	12.55			
Slope=ΔE/L	0.0288	0.0331			
Tc	7.52	2.15			9.67

NO.	DATE	REVISION

garza EMC
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629

Garza EMC, LLC © Copyright 2025

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN D. PELHAM #98294 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

EXISTING DRAINAGE AREA MAP

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

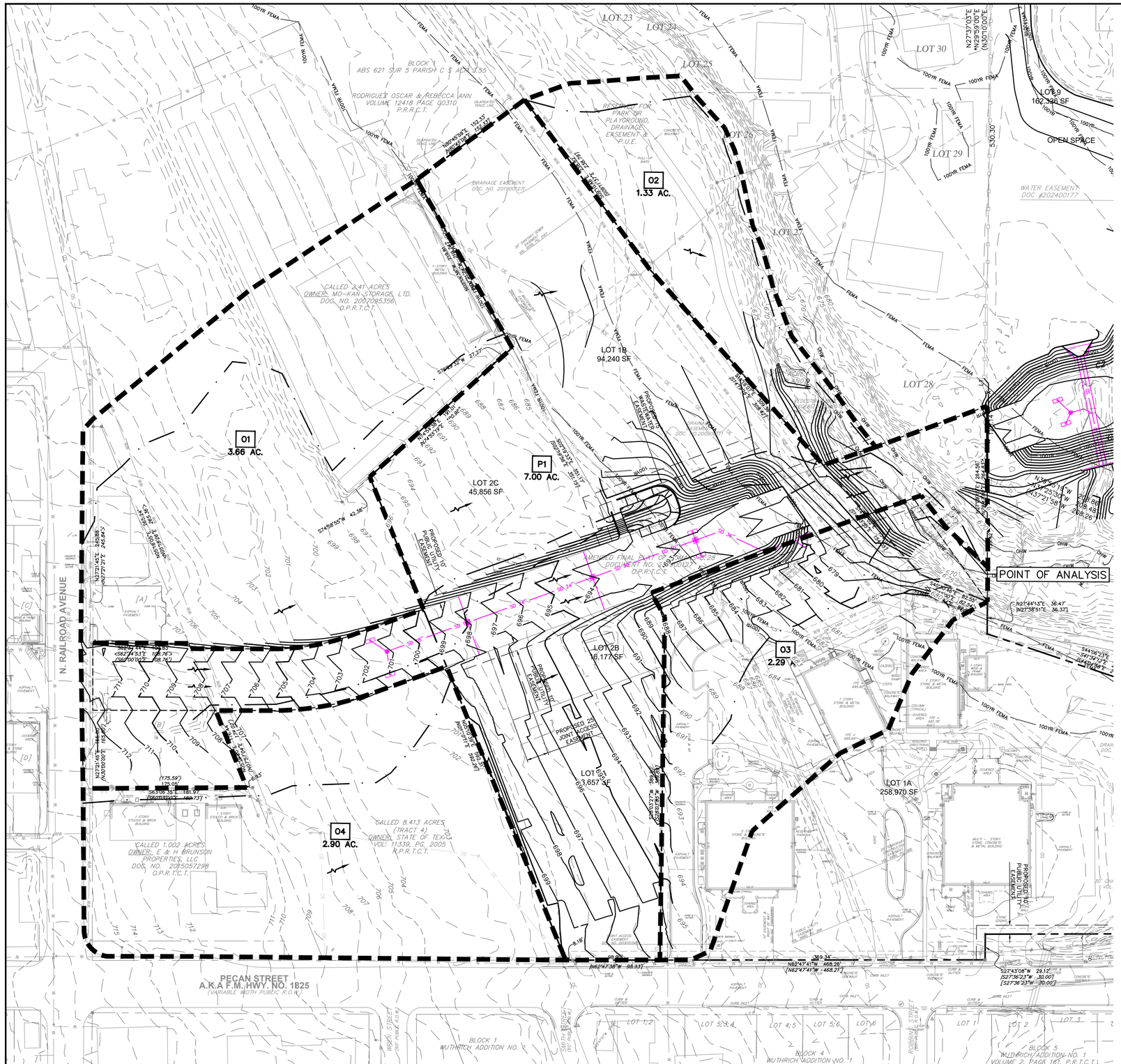
CITY OF PFLUGERVILLE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113996-00001

SHEET 07 OF 13

V:\113996-00001\Civil\00-CAD\preliminary Plan\113996-00001-DAM-EX_PP1B.dwg modified by pdorm on Apr 21, 25 11:24 AM

PP2025-000036



LEGEND

EXISTING	PROPOSED	DESCRIPTION
678		PROPERTY (R.O.W.) LINE
	678	CONTOUR
		TIME OF CONCENTRATION
		DRAINAGE DIVIDE
		DIRECTION OF FLOW
	P1 1.03 AC.	DRAINAGE AREA NUMBER AND ACREAGE

60 0 30 60 120

1" = 60'

Area:	P1								
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	7.00	7.00	7.00	7.00	7.00	Concrete	5.68	247,560	81.17
C	0.67	0.75	0.79	0.88	0.92	Grass, Fair, 2-7%	1.32	57,412	18.83
Tc	10.39	10.39	10.39	10.39	10.39				
I	4.95	7.28	8.89	11.63	14.90				
Q	23.2	38.0	49.4	71.6	96.1	Total	7.00	304,972	100

Area:	O1								
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	3.66	3.66	3.66	3.66	3.66	Concrete	1.48	64,587	40.50
C	0.48	0.54	0.59	0.67	0.74	Grass, Good, 2-7%	2.18	94,891	59.50
Tc	10.20	10.20	10.20	10.20	10.20				
I	4.98	7.34	8.95	11.71	15.01				
Q	8.7	14.6	19.3	28.6	40.6	Total	3.66	159,478	100

Area:	O2								
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	1.33	1.33	1.33	1.33	1.33	Concrete	0.11	4,637	8.03
C	0.33	0.39	0.43	0.50	0.60	Grass, Good, 2-7%	1.22	53,093	91.97
Tc	7.60	7.60	7.60	7.60	7.60				
I	5.54	8.17	9.98	13.06	16.75				
Q	2.4	4.2	5.7	8.7	13.2	Total	1.33	57,731	100

Area:	O3								
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	2.29	2.29	2.29	2.29	2.29	Concrete	1.47	64,072	64.26
C	0.56	0.62	0.67	0.75	0.82	Grass, Good, 0-2%	0.82	35,641	35.74
Tc	7.12	7.12	7.12	7.12	7.12				
I	5.66	8.36	10.21	13.36	17.13				
Q	7.2	11.9	15.6	23.0	32.1	Total	2.29	99,712	100

Area:	O4								
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	2.91	2.91	2.91	2.91	2.91	Concrete	0.93	40,579	32.03
C	0.49	0.56	0.59	0.67	0.73	Grass, Poor, 2-7%	1.98	86,124	67.97
Tc	9.67	9.67	9.67	9.67	9.67				
I	5.09	7.49	9.14	11.96	15.32				
Q	7.3	12.2	15.8	23.3	32.8	Total	2.91	126,703	100

P1	Sheet Flows	Shallow Concentrated Flow		Channel Flow	Sum
		Unpaved	Paved	Open Channel	
Length (L)	100	492	284	210	
Select Surface Type:	Short-grass prairie	N/A	N/A	Native Grass/Vegetation	
Manning's (n)	0.150			0.060	
Change in Elevation (ΔE)	6.46	22.21	18.35	0.08	
Slope=ΔE/L	0.0646	0.0451	0.0646	0.0004	
Tc	5.44	2.39	0.92	1.64	10.39

O1	Sheet Flows	Shallow Concentrated Flow		Channel Flow	Sum
		Unpaved	Paved	Open Channel	
Length (L)	100	364	251		
Select Surface Type:	Short-grass prairie	N/A	N/A		
Manning's (n)	0.150				
Change in Elevation (ΔE)	3.52	10.31	9.99		
Slope=ΔE/L	0.0352	0.0283	0.0398		
Tc	6.94	2.23	1.03		10.20

O2	Sheet Flows	Shallow Concentrated Flow		Channel Flow	Sum
		Unpaved	Paved	Open Channel	
Length (L)	100	91		453	
Select Surface Type:	Short-grass prairie	N/A	N/A	Native Grass/Vegetation	
Manning's (n)	0.150			0.060	
Change in Elevation (ΔE)	3.94	8.20		4.67	
Slope=ΔE/L	0.0394	0.0901		0.0103	
Tc	6.63	0.31		0.66	7.60

O3	Sheet Flows	Shallow Concentrated Flow		Channel Flow	Sum
		Unpaved	Paved	Open Channel	
Length (L)	110	64	211	75	
Select Surface Type:	Short-grass prairie	N/A	N/A	Native Grass/Vegetation	
Manning's (n)	0.150			0.060	
Change in Elevation (ΔE)	7.08	12.13	7.39	0.48	
Slope=ΔE/L	0.0644	0.1895	0.0350	0.0064	
Tc	5.88	0.15	0.92	0.16	7.12

O4	Sheet Flows	Shallow Concentrated Flow		Channel Flow	Sum
		Unpaved	Paved	Open Channel	
Length (L)	100	379			
Select Surface Type:	Short-grass prairie	N/A	N/A		
Manning's (n)	0.150				
Change in Elevation (ΔE)	2.88	12.55			
Slope=ΔE/L	0.0288	0.0331			
Tc	7.52	2.15			9.67

	2 YEAR	25 YEAR	100 YEAR
Existing Point of Analysis	*40.9*	*90.3*	*134.2*
Proposed Point of Analysis	*48.8*	*105.8*	*155.2*

NOTE

1. PLEASE REFERENCE THE PROJECT DETENTION WAIVER ANALYSIS FLOODPLAIN REPORT.

NO.	DATE	REVISION

garza EMC
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629

Garza EMC, LLC © Copyright 2025

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN D. PELHAM #98294 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PROPOSED DRAINAGE AREA MAP

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

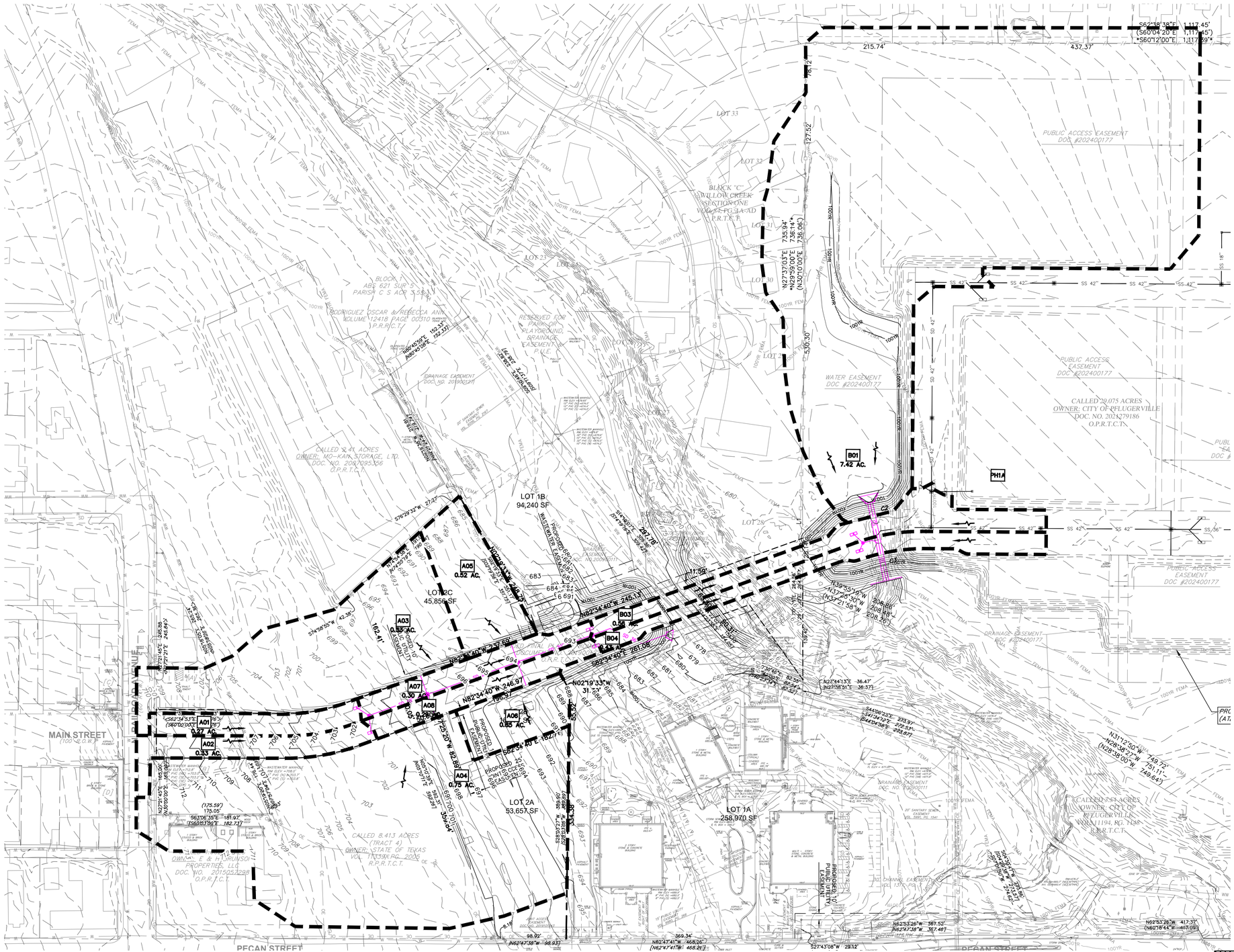
CITY OF PFLUGERVILLE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113996-00001

SHEET 08 OF 13

V:\113996-00001\Civil\00-CAD\preliminary Plan\113996-00001-DAM_PP1B.dwg modified by amerymann on Mar 17, 25 1:32 PM

PP2025-000036


MAIN STREET
PECAN STREET
RAILROAD AVENUE
LOT 1B
94,240 SF
LOT 2C
45,856 SF
LOT 2A
53,657 SF
LOT 1A
258,970 SF
B01
7.42 AC.
A05
0.52 AC.
A03
0.55 AC.
B03
0.56 AC.
B04
0.45 AC.
A07
0.30 AC.
A06
0.28 AC.
A01
0.27 AC.
A02
0.33 AC.
A04
0.75 AC.
PH1A
C2
PUBLIC ACCESS EASEMENT
DOC #202400177
WATER EASEMENT
DOC #202400177
CALLED 29.075 ACRES
OWNER: CITY OF PFLUGERVILLE
DOC. NO. 2024279186
O.P.R.T.C.T.
CALLED 2.41 ACRES
OWNER: MO-KAN STORAGE, LTD.
DOC. NO. 2002095356
O.P.R.T.C.T.
CALLED 8.413 ACRES
(TRACT 4)
OWNER: STATE OF TEXAS
VOL. 11139 PG. 2006
R.P.R.T.C.T.
CALLED 5.53 ACRES
OWNER: CITY OF
PFLUGERVILLE
VOL. 11194, NO. 1938
O.P.R.T.C.T.
PROPOSED 10' PUBLIC UTILITY EASEMENT
S62°18'38"E 1,117.45'
(S60°04'20"E 1,117.45')
S60°12'00"E 1,117.39'
215.74'
437.37'
N27°17'03"E 735.94'
N29°39'00"E 735.94*
(N30°10'00"E 736.06')
530.30'
127.52'
N02°19'33"W 31.36'
N62°34'40"W 245.11'
N62°34'40"W 257.58'
N62°34'40"W 246.97'
S62°34'40"E 261.06'
S62°34'40"E 182.71'
S62°34'53"E
(S60°02'00"E 162.67')
N80°45'58"E 152.33'
(N80°40'00"E 152.37')
N27°44'13"E 36.47'
(N27°38'51"E 36.37')
N31°12'50"W 749.72'
N28°38'27"W 751.11'
(N28°38'00"W 748.64')
S21°43'08"W 29.12'
N62°53'26"W 367.52'
(N62°47'38"W 367.46')
N62°53'28"W 417.37'
(N60°18'44"W 417.06')
369.34'
N62°47'41"W 468.26'
(N62°47'41"W 468.21')
98.92'
(N62°47'38"W 98.93')
(175.59')
175.05
S63°06'35"E 181.97'
(S63°00'00"E 182.12')
S76°29'32"W 27.27'
S74°58'58"W 42.36'
162.41'
S44°06'23"E 273.97'
S41°47'52"E 272.51'
S44°04'56"E 258.97'
S44°06'23"E 274.47'
S44°06'23"E 273.46'
S44°06'23"E 274.47'
S44°06'23"E 273.46'
S44°06'23"E 274.47'
S44°06'23"E 273.46

Area:						B01			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.50	0.50	0.50	0.50	0.50	*Asphalt*	0.47	20,473	94.00
C	0.70	0.78	0.83	0.91	0.97	*Grass, Good, 0-2%*	0.03	1,307	6.00
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	**2.2**	**3.6**	**4.7**	**6.8**	**9.3**	**Total**	**0.50**	**21,780**	**100**

Area:						B03			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.50	0.50	0.50	0.50	0.50	*Asphalt*	0.47	20,473	94.00
C	0.70	0.78	0.83	0.91	0.97	*Grass, Good, 0-2%*	0.03	1,307	6.00
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	**2.2**	**3.6**	**4.7**	**6.8**	**9.3**	**Total**	**0.50**	**21,780**	**100**

Area:						B04			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.50	0.50	0.50	0.50	0.50	*Asphalt*	0.47	20,473	94.00
C	0.70	0.78	0.83	0.91	0.97	*Grass, Good, 0-2%*	0.03	1,307	6.00
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	**2.2**	**3.6**	**4.7**	**6.8**	**9.3**	**Total**	**0.50**	**21,780**	**100**

Area:						B05			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.50	0.50	0.50	0.50	0.50	*Asphalt*	0.47	20,473	94.00
C	0.70	0.78	0.83	0.91	0.97	*Grass, Good, 0-2%*	0.03	1,307	6.00
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	**2.2**	**3.6**	**4.7**	**6.8**	**9.3**	**Total**	**0.50**	**21,780**	**100**

Area:						B06			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.50	0.50	0.50	0.50	0.50	*Asphalt*	0.47	20,473	94.00
C	0.70	0.78	0.83	0.91	0.97	*Grass, Good, 0-2%*	0.03	1,307	6.00
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	**2.2**	**3.6**	**4.7**	**6.8**	**9.3**	**Total**	**0.50**	**21,780**	**100**

Area:						B07			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	1.01	1.01	1.01	1.01	1.01	*Asphalt*	0.70	30,492	69.31
C	0.60	0.67	0.72	0.81	0.87	*Concrete*	0.06	2,614	5.94
Tc	5.00	5.00	5.00	5.00	5.00	*Grass, Good, 0-2%*	0.25	10,890	24.75
I	6.28	9.28	11.35	14.89	19.15				
Q	**3.8**	**6.3**	**8.3**	**12.1**	**16.9**	**Total**	**1.01**	**43,996**	**100**

Area:						B08			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.39	0.39	0.39	0.39	0.39	*Asphalt*	0.22	9,583	56.41
C	0.59	0.66	0.70	0.79	0.86	*Concrete*	0.06	2,614	15.38
Tc	5.00	5.00	5.00	5.00	5.00	*Grass, Good, 0-2%*	0.11	4,792	28.21
I	6.28	9.28	11.35	14.89	19.15				
Q	**1.4**	**2.4**	**3.1**	**4.6**	**6.4**	**Total**	**0.39**	**16,988**	**100**

Area:						B09			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.20	0.20	0.20	0.20	0.20	*Asphalt*	0.12	5,227	60.00
C	0.63	0.70	0.75	0.84	0.90	*Concrete*	0.04	1,742	20.00
Tc	5.00	5.00	5.00	5.00	5.00	*Grass, Good, 0-2%*	0.04	1,742	20.00
I	6.28	9.28	11.35	14.89	19.15				
Q	**0.8**	**1.3**	**1.7**	**2.5**	**3.4**	**Total**	**0.20**	**8,712**	**100**

Area:						B10			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.20	0.20	0.20	0.20	0.20	*Asphalt*	0.13	5,663	65.00
C	0.66	0.73	0.78	0.87	0.92	*Concrete*	0.04	1,742	20.00
Tc	5.00	5.00	5.00	5.00	5.00	*Grass, Good, 0-2%*	0.03	1,307	15.00
I	6.28	9.28	11.35	14.89	19.15				
Q	**0.8**	**1.4**	**1.8**	**2.6**	**3.5**	**Total**	**0.20**	**8,712**	**100**

Area:						B11			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.26	0.26	0.26	0.26	0.26	*Asphalt*	0.17	7,405	65.38
C	0.65	0.73	0.78	0.86	0.92	*Concrete*	0.05	2,178	19.23
Tc	5.00	5.00	5.00	5.00	5.00	*Grass, Good, 0-2%*	0.04	1,742	15.38
I	6.28	9.28	11.35	14.89	19.15				
Q	**1.1**	**1.8**	**2.3**	**3.3**	**4.6**	**Total**	**0.26**	**11,326**	**100**

Area:						B12			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.23	0.23	0.23	0.23	0.23	*Asphalt*	0.13	5,663	56.52
C	0.60	0.67	0.71	0.80	0.87	*Concrete*	0.04	1,742	17.39
Tc	5.00	5.00	5.00	5.00	5.00	*Grass, Good, 0-2%*	0.06	2,614	26.09
I	6.28	9.28	11.35	14.89	19.15				
Q	**0.9**	**1.4**	**1.9**	**2.7**	**3.8**	**Total**	**0.23**	**10,019**	**100**

Area:						B13			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	2.31	2.31	2.31	2.31	2.31	*Concrete*	2.19	95,592	95.00
C	0.72	0.80	0.85	0.94	0.97	*Grass, Good, 0-2%*	0.12	5,031	5.00
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	**10.5**	**17.2**	**22.3**	**32.3**	**43.1**	**Total**	**2.31**	**100,624**	**100**

Area:						B14			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	1.54	1.54	1.54	1.54	1.54	*Concrete*	0.91	39,640	59.09
C	0.53	0.59	0.64	0.72	0.79	*Grass, Good, 0-2%*	0.63	27,443	40.91
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	**5.1**	**8.5**	**11.2**	**16.5**	**23.3**	**Total**	**1.54**	**67,082**	**100**

Area:						B15			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	2.25	2.25	2.25	2.25	2.25	*Concrete*	2.25	98,010	100.00
C	0.75	0.83	0.88	0.97	1.00				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	**10.6**	**17.3**	**22.5**	**32.5**	**43.1**	**Total**	**2.25**	**98,010**	**100**

Area:						B16			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.12	0.12	0.12	0.12	0.12	*Asphalt*	0.06	2,614	50.00
C	0.65	0.72	0.77	0.86	0.92	*Concrete*	0.04	1,742	33.33
Tc	5.00	5.00	5.00	5.00	5.00	*Grass, Good, 0-2%*	0.02	871	16.67
I	6.28	9.28	11.35	14.89	19.15				
Q	**0.5**	**0.8**	**1.1**	**1.5**	**2.1**	**Total**	**0.12**	**5,227**	**100**

Area:						B17			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.10	0.10	0.10	0.10	0.10	*Asphalt*	0.06	2,614	60.00
C	0.74	0.82	0.87	0.96	1.00	*Concrete*	0.04	1,742	40.00
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	**0.5**	**0.8**	**1.0**	**1.4**	**1.9**	**Total**	**0.10**	**4,356**	**100**

Area:						B18			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.24	0.24	0.24	0.24	0.24	*Asphalt*	0.11	4,792	45.83
C	0.65	0.72	0.77	0.86	0.92	*Concrete*	0.09	3,920	37.50
Tc	5.00	5.00	5.00	5.00	5.00	*Grass, Good, 0-2%*	0.04	1,742	16.67
I	6.28	9.28	11.35	14.89	19.15				
Q	**1.0**	**1.6**	**2.1**	**3.1**	**4.2**	**Total**	**0.24**	**10,454**	**100**

Area:						B19			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.31	0.31	0.31	0.31	0.31	*Asphalt*	0.10	4,356	32.26
C	0.59	0.66	0.70	0.79	0.85	*Concrete*	0.12	5,227	38.71
Tc	5.00	5.00	5.00	5.00	5.00	*Grass, Good, 0-2%*	0.09	3,920	29.03
I	6.28	9.28	11.35	14.89	19.15				
Q	**1.1**	**1.9**	**2.5**	**3.6**	**5.1**	**Total**	**0.31**	**13,504**	**100**

Area:						B20			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.91	0.91	0.91	0.91	0.91	*Concrete*	0.91	39,640	100.00
C	0.75	0.83	0.88	0.97	1.00				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	**4.3**	**7.0**	**9.1**	**13.1**	**17.4**	**Total**	**0.91**	**39,640**	**100**

Area:						B21			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.38	0.38	0.38	0.38	0.38	*Asphalt*	0.14	6,098	36.84
C	0.57	0.64	0.69	0.77	0.84	*Concrete*	0.12	5,227	31.58
Tc	5.00	5.00	5.00	5.00	5.00	*Grass, Good, 0-2%*	0.12	5,227	31.58
I	6.28	9.28	11.35	14.89	19.15				
Q	**1.4**	**2.3**	**3.0**	**4.4**	**6.1**	**Total**	**0.38**	**16,553**	**100**

Area:						B22			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.26	0.26	0.26	0.26	0.26	*Asphalt*	0.14	6,098	53.85
C	0.72	0.80	0.85	0.94	0.98	*Concrete*	0.11	4,792	42.31
Tc	5.00	5.00	5.00	5.00	5.00	*Grass, Good, 0-2%*	0.01	436	3.85
I	6.28	9.28	11.35	14.89	19.15				
Q	**1.2**	**1.9**	**2.5**	**3.6**	**4.9**	**Total**	**0.26**	**11,326**	**100**

Area:						B23			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.68	0.68	0.68	0.68	0.68	*Concrete*	0.65	28,140	95.00
C	0.72	0.80	0.85	0.94	0.97	*Grass, Good, 0-2%*	0.03	1,481	5.00
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	**3.1**	**5.1**	**6.6**	**9.5**	**12.7**	**Total**	**0.68**	**29,621**	**100**

Area:						B24			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	7.43	7.43	7.43	7.43	7.43	*Asphalt*	0.21	9,148	2.83
C	0.43	0.48	0.53	0.61	0.70	*Concrete*	2.79	121,685	37.60
Tc	16.92	16.92	16.92	16.92	16.92	*Grass, Good, 0-2%*	4.43	192,818	59.58
I	4.00	5.88	7.18	9.40	12.09				
Q	**12.7**	**21.2**	**28.2**	**42.3**	**62.6**	**Total**	**7.43**	**323,651**	**100**

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

REVISION | NO. | DATE

garza EMC
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
Garza EMC, LLC ©Copyright 2025

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN D. PELHAM #98294 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

INLET DRAINAGE MAP CALCULATIONS

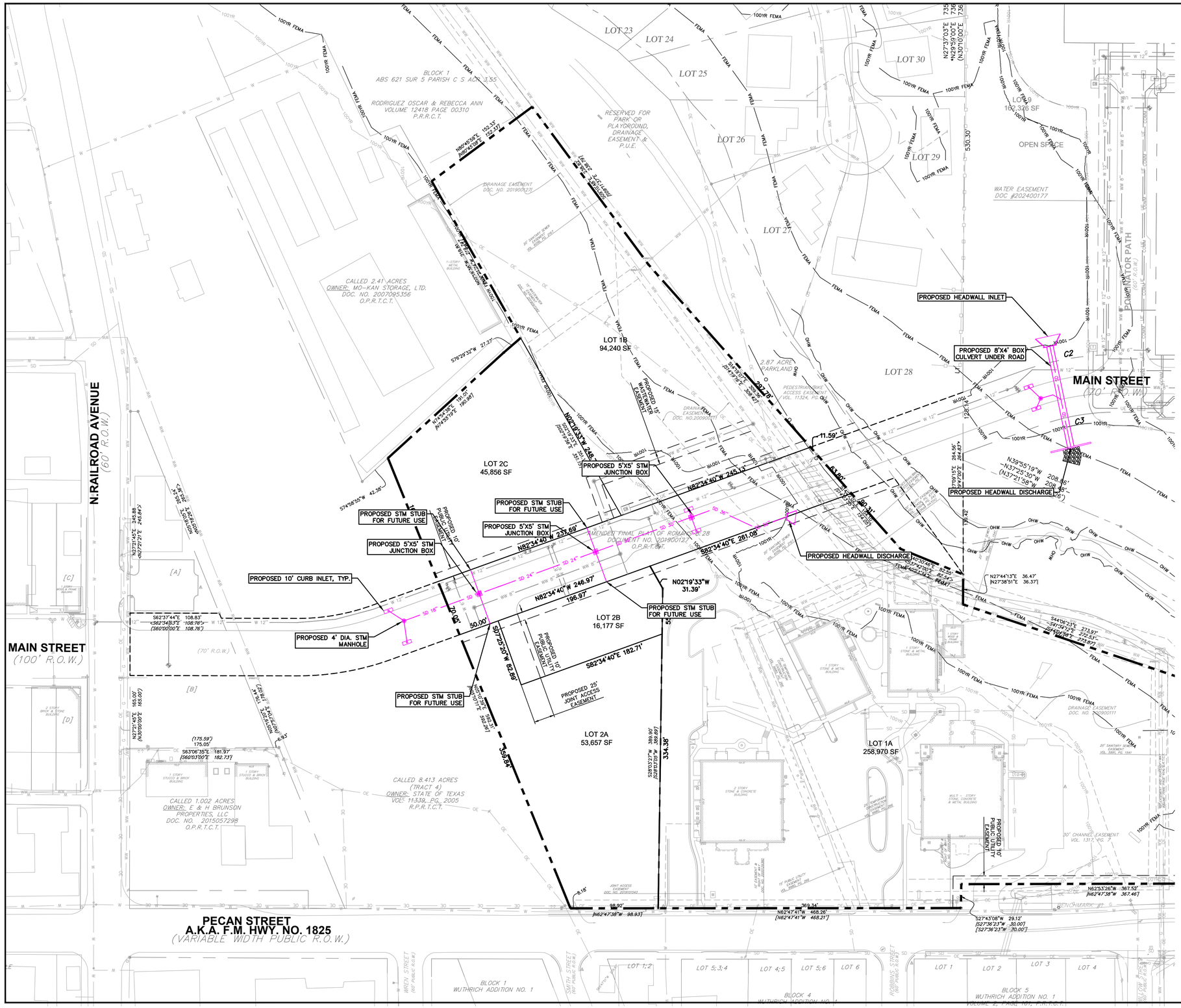
PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113996-00001

SHEET 10 OF 13

V:\113996-00001\Civil\00-CAD\preliminary Plan\113996-00001-DAM-CALC_PP1B.dwg modified by pdorm on Mar 17, 25 10:54 AM



60 0 30 60 120
1" = 60'

LEGEND

BOUNDARY LINE	
PROPOSED ROW/LOT LINES	
FUTURE PROPOSED ROW LINES	
EXISTING ROW/LOT LINES	
FEMA 100-YR FLOODPLAIN	100YR FEMA
PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	100yr
EXISTING FEMA FLOODWAY BOUNDARY	FEMA
CREEK ℄	
EXISTING EASEMENTS	
PROPOSED EASEMENTS	
PROPOSED WATER LINE	W
PROPOSED STORM WATER LINE	SD
PROPOSED WASTEWATER LINE	WW
ORDINARY HIGH WATER MARK	OHW

NO.	DATE	REVISION

garza EMC
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
Garza EMC, LLC ©Copyright 2025

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN D. PELHAM #98294 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DRAINAGE PLAN

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113996-00001

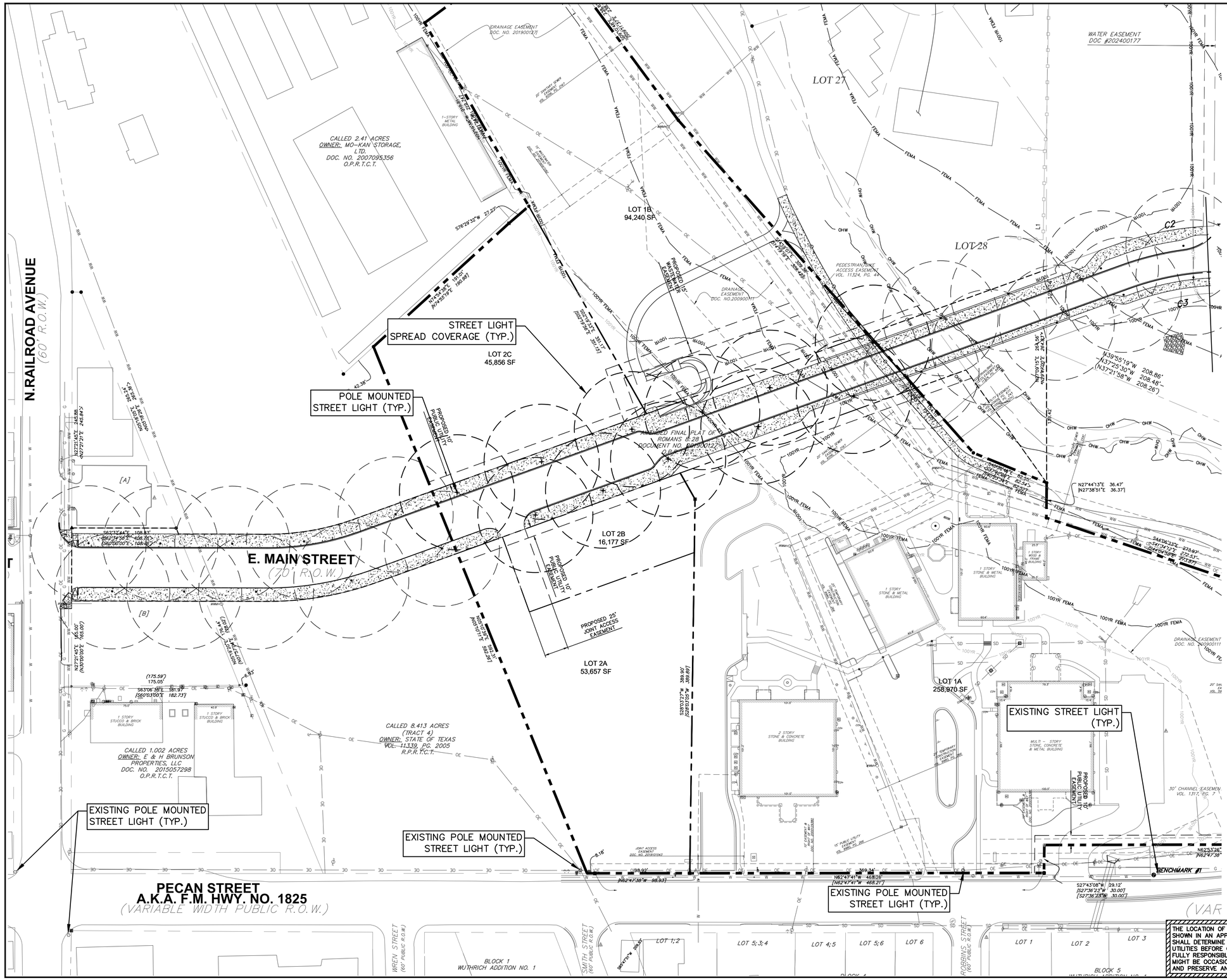
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

SHEET 11 OF 13

V:\113996-00001\Civil\00-CAD\preliminary Plan\113996-00001-STM_PP1B.dwg modified by dwendel on May 20, 25 5:27 PM

PP2025-000036



50 0 25 50 100

1" = 50'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / R.O.W. LINE
(XXX)		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
WTRMH		WATER MANHOLE
		WATER LINE MARKER
CMKR		UNDERGROUND CABLE MARKER
GMKR		UNDERGROUND GAS LINE MARKER
UGTM		UNDERGROUND TELEPHONE MARKER
GRSR		GAS RISER
TRSR		TELEPHONE RISER
SPK		SPRINKLER CONTROL BOX
	SW	SWITCH GEAR & PAD
	T	TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
TCB	TCB	TRAFFIC CONTROL BOX
TSP	TSP	TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
EMH		ELECTRIC MANHOLE (SIZE VARIES)
WWMH		WASTEWATER MANHOLE (SIZE VARIES)
SSMH		STORMSEWER MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
CO	CO	WASTEWATER CLEANOUT
X	X	WIRE FENCE
//	//	WOOD FENCE
		CHAIN LINK FENCE
	D	DUMPSTER
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		WALL
		SIGN
		WHEELSTOP
		BOLLARD
	FFE	FINISH FLOOR ELEVATION
R @ 9.0'	R @ 9.0'	PARKING COUNT (REGULAR SPACES)
HC @ 9.0'	HC @ 9.0'	PARKING COUNT (HANDICAP SPACES)
P @ 9.0'	P @ 9.0'	PARKING COUNT (PARALLEL SPACES)
		HANDICAP SPACE
A.F.I.1	A.F.I.1	BIKE PARKING
		BARRICADE
		LIMITS OF CONSTRUCTION
100YR	100YR	PROPOSED ATLAS 14 100-YR FLOODPLAIN
		EXISTING ATLAS 14 100-YR FLOODPLAIN
100YR FEMA		EXISTING FEMA 100-YR FLOODPLAIN
FEMA		EXISTING FEMA FLOODWAY BOUNDARY
OHWM		ORDINARY HIGH WATER MARK

NOTES

1. STREET LIGHTING CONCEPT SHOWN FOR PRELIMINARY PURPOSES ONLY. FINAL STREET LIGHTING CONDUIT AND LOCATION DESIGN TO BE PROVIDED WITH FUTURE SUBDIVISION CONSTRUCTION PLANS, AS COORDINATED WITH OWNER AND ELECTRIC PROVIDER.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

NO.	DATE	REVISION

garza EMC
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629

Garza EMC, LLC ©Copyright 2025

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN D. PELHAM #98294 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

ILLUMINATION PLAN

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

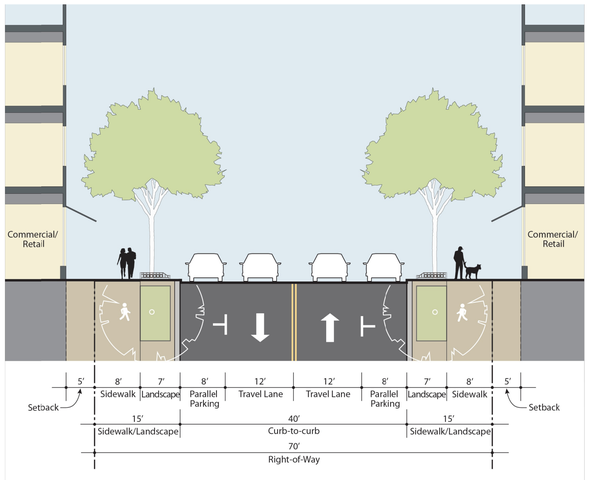
CITY OF PFLUGERVILLE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113996-00001

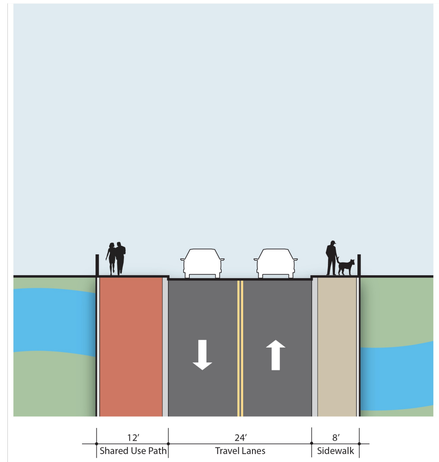
SHEET 12 OF 13

V:\113996-00001\Civil\00-CAD\preliminary Plan\113996-00001-LIGHT_PP1B.dwg modified by dwendel on Apr 21, 25 10:37 AM

PP2025-000036



MAIN STREET



MAIN STREET BRIDGE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

NO.	DATE	REVISION

garza EMC
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
Garza EMC, LLC © Copyright 2025

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN D. PELHAM #98294 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

STREET SECTIONS

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113996-00001

SHEET 13 OF 13

V:\113996-00001\Civil\00-CAD\preliminary Plan\113996-00001-ROAD-DTL_PP1B.dwg modified by amerryman on Mar 17, 25 2:32 PM